PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 22, 2021 AT 5:30 PM

AGENDA

BRIEFING SESSION - 5:30 PM

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

Call to Order

Agenda Review

COVID Meetings Update

REGULAR MEETING - 6:30 PM

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

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

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1. Approval of Minutes of the March 08, 2021 P&Z meeting

2. P210306 - Minor Subdivision Plat - Diaz Estates, Lots 1 and 2, Block 1 Minor Subdivision Plat. Minor Plat of Lots 1 and 2, Block 1, Diaz Estates Addition, creating two residential lots on 40.076 acres. Lots 1 and 2, Block 1, Diaz Estates, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14349 County Road 511, Venus, Texas

3. P210307 - Final Plat - Hardrock Road Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Parker Road Addition, Lot 1, Block 1, dedicating roadway rights-of-way and creating one non-residential lot on 2.136 acres. Lot 1, Block 1, Parker Road Addition, situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the SH-161 Corridor Overlay District and addressed as 3409 Hardrock Rd

4. RP210301 - Replat - Dalworth Park Addition, Lot 3R, Block 13 (City Council District 5). Replat combining two lots; Lots 3 & 4, Block 13, Dalworth Hills Addition, creating one single family residential lot on 0.143 acre. Lots 3 and 4, Block 13, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 317 NW 14th St

5. RP210303 - Replat - L. Cox and C. Hines Resubdivision, Lot 1R and Lot 2R, Block D (City Council District 1). Replat of Lot 1-R and 2-R, Block D, L. Cox and C. Hines Resubdivision, creating two non-residential lots on 4.817 acres. Lots 1, 2, and3, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District and addressed as 2601 Hines Avenue

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

6. Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd

7. Z201101/CP201101 - Zoning Change/Concept Plan - Mixed Use at SH-360 and Davis Rd (City Council District 6). Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, mixed and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No.135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287

8. SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas zoned PD-365 within the Lake Ridge Corridor with an approximate address of 2050 Mansfield Rd

ITEMS FOR INDIVIDUAL CONSIDERATION

9. S210304 - Site Plan - The Sutherlands Phase 2 (City Council District 2). Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr

PUBLIC HEARING

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

10. Z180602A – Zoning Change – EpicCentral (City Council District 2). Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use. Lots 1, 2, 3, and 4, Block 1, Lots 1 and 4, Block 2, Lot 2R, Block 3, Central Park Addition, and Lot 3R, Block 2, Lot 1, Block 3, Lot 2R, Block 3, and Lot 1R, Block 4 of Epic Central Phase III, and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH 161 Corridor Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl

11. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 72 lots on 7.7513 acres. The lot sizes range from 1,680 to 3,299 sq. ft with lot widths of 25-34 feet and 85-108-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

12. SU180805A/S180803A - Specific Use Permit Amendment/Site Plan Amendment - Outside Storage at 1113 W. Oakdale Rd. (City Council District 1). Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road

13. Z210202/CP210202 - Zoning Change/Concept Plan -EB Timber Oaks (City Council District 1). Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres.

Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted March 19, 2021.

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the Planning and Zoning Commission to have an invocation followed by recitals of the United States of America and State of Texas pledges of allegiance prior to the beginning of its meetings. The invocation and pledges are directed to and offered solely for the benefit of the members of Commission, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Commission during the meeting.

Monica Espinoza

Monica Espinoza, Planning Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, Chief City Planner

TITLE: Approval of Minutes of the March 08, 2021 P&Z meeting

RECOMMENDED ACTION: Approve

PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 08, 2021 AT 5:30 PM

MINUTES

Call to Order

Chairperson Connor called the Briefing meeting to order at 5:39 p.m.

PRESENT
Chairperson Shawn Connor
Vice Chairperson William Moser
Secretary Cheryl Smith
Commissioner Eric Hedin
Commissioner John Fedorko
Commissioner Joshua Spare
Commissioner Julia Perez
Commissioner Max Coleman

ABSENT
Commissioner Warren Landrum

Agenda Review

11. S201203 - Site Plan - Camp Wisdom Village (City Council District 4). Site Plan for Camp Wisdom Village, a multi-family and mixed-use development with 499 multi-family units and 16,000 sq. ft. of retail/restaurant uses on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

    Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. Commissioner Hedin asked if the applicant has reached out to the HOA and was there any push back. Ms. Ware stated yes, the applicant had contact with HOA president and will continue to through the entire process. Commissioner Spare asked how close the access to Kingswood will be to someone's back yard. Ms. Ware stated the drive will go through the HOA lot, but it seems far enough. Commissioner Moser asked if Martin Barnes Rd. is a real road and why wouldn't they already have access to it. Ms. Ware stated it is a county road and the property lines meet at the center and you just know the right of way is there. Commissioner Smith asked if the applicant did a transportation study. Ms. Ware stated yes, they did a Traffic Impact Analysis.

12. SU210301/S210301 - Specific Use Permit / Site Plan – Bush & Pioneer Centre (Council District 2). Specific Use Permit and Site Plan for drive through restaurant within Bush Pioneer Centre on 1.155 acres. Lot 5R, Block A, Bush Pioneer Centre Addition, City of Grand Prairie,

Dallas County, Texas, zoned PD 351, within the 161 Corridor Overlay District, approximately located northeast of the intersect of SH161 and Arkansas Lane

Senior Planner Dana Woods presented the case report and gave a Power Point presentation. Commissioner Smith asked why the applicant isn't meeting the awning requirement. Mrs. Woods stated kitchen is in the back and that is the reason for not meeting the window and awnings requirement. Planning and Development Director Rashad Jackson stated it is tied to the design of the building and you wouldn't have a awning without a window, so if you request a variance for the windows ultimately you would request a variance for the awnings and staff is looking to update the appendix. Commissioner Spare asked what the requirements for the building next door were. Mrs. Woods stated the applicant is providing parking screening with landscape trees around it to screen the cars that are in the drive thru. Ms. Ware stated adhering to the Appendix F one hundred percent doesn't always makes sense because there is always a back of the house that holds a kitchen or a bathroom.

13. TA210101 - Text Amendment to Article 10: Parking and Loading Standards and Article 30: Definitions of the Unified Development Code to revise the parking requirements and definitions regarding auto related businesses

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. There was no discussion on this item.

COVID Meetings Update

Chief City Planner Savannah Ware stated we will rotate commissioners seating each meeting.

Commissioner Moser asked if staff could add a table of context to the agenda packet.

RECESS MEETING

Chairperson Connor recessed the meeting at 6:17 p.m.

REGULAR MEETING - 6:30 PM

Call to Order

Chairperson Connor called the meeting to order at 6:32 p.m.

PRESENT
Chairperson Shawn Connor
Vice Chairperson William Moser
Secretary Cheryl Smith
Commissioner Eric Hedin
Commissioner John Fedorko
Commissioner Joshua Spare
Commissioner Julia Perez

Commissioner Max Coleman

ABSENT
Commissioner Warren Landrum

Commissioner Moser led the Invocation.

Chairperson Connor led the pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

Dwight Germer, 1040 Kaylie St. Grand Prairie TX. stated on item number three what is proposed for this development is apartments and doesn't know how it will work unless the lines are replated. On item number four he stated his only concern with Dechman is the tree preservation and the screening walls of preference.

PUBLIC HEARING CONSENT AGENDA

Motion made by Vice Chairperson Moser, Seconded by Commissioner Coleman to approve items one through seven per staff recommendations. The motion carried 8-0.

1. Approval of Minutes of the February 8, 2021 P&Z meeting

   Approved on Consent Agenda

2. Approval of Minutes of the February 22, 2021 P&Z meeting

   Approved on Consent Agenda

3. P210301– Final Plat – Prairie Gate Ph. 2 Addition, Lots 2 & 3, Block A (City Council District 2). Final Plat creating two non-residential lots on 10.646 acres. Situated in the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas. Zoned PD-19 and is within IH 32 Corridor Overlay District, addressed as 3930 & 3972 Westcliff Road

   Approved on Consent Agenda

4. P210302 - Preliminary Plat - Cottages at Dechman (City Council District 2). Preliminary Plat of Lot 1, Block A, Cottages at Dechman, creating a multifamily residential lot on 15.902 acres. Lot 1, Block A, Cottages at Dechman, City of Grand Prairie, Dallas County, Texas zoned PD-20 (Multi-Family) and located in the IH-20 Corridor Overlay District, and addressed as 3900 Dechman Drive

   Approved on Consent Agenda

5. P210303 - Preliminary Plat - Hamilton-Matthew Business Center Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat of Lots 1 & 2, Block 1, Hamilton-Matthew Business Center Addition, creating two office/warehouse industrial lots on 7.0 acres. Lots 1 & 2, Block

1, Hamilton-Matthew Business Center Addition, City of Grand Prairie, Dallas County, Texas zoned PD-30 (Light Industrial) and is located in the IH-20 Overlay Corridor District. The property is generally located at southeast corner of Bardin Road and Tarrant-Dallas County Line

Approved on Consent Agenda

6. P210304 - Final Plat - Heritage Towne (City Council District 6). Final Plat for 103 residential lots, 7 open space lots, 12 private street and alley lots, and 1 amenity center lot on 39.636 acres. Final Plat for Heritage Towne Addition including Lots 1-57x, Block A, Lots 1-14x, Block B, Lots 1-17x, Block C, Lots 1-17x, Block D, Lots 1x-9, Block E, Lots 1x-2x, Block F, Lot 1x, Block G, and Lots 2x-9x, Block H, City of Grand Prairie, Dallas County, Texas, PD-399A and approximately located north of the intersection of Highway 287 and Davis Road

Approved on Consent Agenda

7. P201204 - Preliminary Plat - Camp Wisdom Village Addition (City Council District 4). Preliminary Plat for Lots 1-4, Block 1, Camp Wisdom Village, creating four lots on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Assistant City Attorney Tiffany Bull recommended they postpone to a date certain so all in attendance have notice of the future hearing date.

Motion made by Commissioner Spare, Seconded by Commissioner Coleman to table item Z210203/CP210203 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.

8. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot lot depths

Tabled

Motion made by Commissioner Spare, Seconded by Commissioner Moser to table item Z201203/CP201202 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.

9. Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd

Tabled

Motion made by Commissioner Spare, Seconded by Commissioner Perez to table item Z201101/CP201101 to next P& Z meeting of 03-22-21 per staff recommendations. The motion carried 8-0.

10. Z201101/CP201101 - Zoning Change/Concept Plan - Mixed Use at SH-360 and Davis Rd (City Council District 6). Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, mixed and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No.135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

11. S201203 - Site Plan - Camp Wisdom Village (City Council District 4). Site Plan for Camp Wisdom Village, a multi-family and mixed-use development with 499 multi-family units and 16,000 sq. ft. of retail/restaurant uses on 26.778 acres. Tract 1G, Tract 2, and Tract 3, Memcan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-376, and generally located on the northeast corner of W Camp Wisdom Rd and Martin Barnes Rd

She stated the applicant intends to construct a horizontal mixed-use development on 26.778 acres. Site Plan approval by City Council is required for any project involving multi-family use or within a Planned Development District. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use and zoned PD-376. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The applicant is proposing to construct a horizontal mixed-use development on 26.77 acres. The proposal includes one commercial building with a gross leasable area of 16,000 sq. ft. and nine multifamily buildings with a total of 499 units. Access will be provided off Camp Wisdom Rd and Martin Barnes. Secondary access will be provided off Kingswood Rd via an access easement on the adjacent HOA lot. Prior to final platting the applicant must obtain an easement from the HOA. The applicant is requesting a variance to the side setback for Building 1 and Building 2. The approved concept plan included the width of the right-of-way for Martin Barnes in the setback. The applicant originally intended to dedicate this as an access easement and would have been able to meet the setback requirements. However, the City is requiring that the applicant dedicate it as right-of-way. Staff does not object to the requested variance. The Development Review Committee (DRC) recommends approval with the condition that the applicant obtain an access easement from the HOA.

Commissioner Spare asked how tall the building with drive thru. Ms. Ware stated she doesn't know but applicant is here and will be able to answer question. Mr. Spare recommended barricade in front with low hanging bar, so they don't hit something.

Commissioner Perez asked will a person be living above there. Ms. Ware stated it might be a gym.

Commissioner Spare stated the access road to Kingswood looks closer to the house than he thought it would be. He sees trees and asked are they new and will there be more screening to prevent that person from having a massive road behind their home. Ms. Ware stated since it is an HOA lot and ONCOR easement no trees can be planted but there will be a masonry wall. Mr. Spare stated he is trying to make sure homeowner won't have to deal with busy road there after having to deal with field. Ms. Ware stated this isn't a main access point. Mr. Spare asked will there be a left-hand turn from camp wisdom into this place (if you are coming east from 360 or will you have to pass and make a u-turn). Transportation Planner Brett Huntsman stated there will be able to turn left to enter the property. Mr. Spare stated this area is very busy right now and people use it to avoid back up at a light and would like for Ms. Ware to have the distance from the access entry to the resident's backyard for City Council. Ms. Ware stated she will have it.

Commissioner Smith asked since it is surrounded by residential, has there been any conversations with residents. Ms. Ware stated a lot of that was done when zoning came through, but applicant met with residents and is working with the HOA. Mrs. Smith stated they need to be in constant contact with HOA to be a good neighbor and is also concerned about traffic because it is already a high traffic area and asked what the traffic survey said. Mr. Huntsman stated the last Traffic Impact Analysis was done in late 2018 as part of the concept plan and the results came back as they are meeting our minimum standard and we approved that traffic impact study along with the zoning and concept plan. Ms. Smith asked to who's standards because there is heavy traffic in the mornings and afternoons. Mr. Huntsman stated we have levels of service in our UDC if it is above a level C or better then it meets our standards and, in this case, everything was a C and better. Mrs. Smith stated she disagrees to that statement and asked for it to be looked at again. Mr. Huntsman stated they tend to hold on to the results unless something major changes.

Commissioner Perez stated she agrees with Commissioner Smith.

Hamilton Peck 2507 Croft Creek Circle Grand Prairie TX, stepped forward representing the case, he stated Commissioner Smith to answer your question, what we did to get access through that HOA, I met with the neighbors and I made an agreement with them. There are about 19 items which I must meet and there is a long driveway to allow stacking. There is also a nature creek that runs through the property and on the backside of that creek that runs through Kingswood, there are about 150 units and only those tenants living in the 150 units will be able to access those units through that gate. Ms. Perez asked how you will do that. Mr. Peck stated with key fobs. If they don't live in those units, they can't get in the gate.

Commissioner Fedorko stated but you don't need a key fob to exit, so others can go through to exit. Mr. Peck stated no, only the people who live will be able to enter and exit through the gate.

Commissioner Spare asked how does a guest leave. Mr. Peck stated all guest must come in through the front by camp wisdom. He went on to state to answer the question about the height of the building, the glass is the exercise room. Floors are 10 feet and the bottom edge will be about 27 feet. There was a discussion if they are tall enough for a U-Haul.

Mr. Peck stated he met with HOA president about a month and a half ago (Al Santiago) and part of the agreement is to go over the civil plans which they are all the same as the original zoning. To answer the question about the masonry wall, there is a masonry wall that goes from that house all the way around. Where that wall begins, which is Councilman Lopez house. The agreement is that the wall must maintain the same height. HOA president stated he didn't need to meet with everyone because he would keep them apprised.

Motion made by Commissioner Smith, Seconded by Commissioner Perez to approve item S201203 per staff recommendations. The motion carried 8-0.

PUBLIC HEARING

12. SU210301/S210301 - Specific Use Permit / Site Plan – Bush & Pioneer Centre (Council District 2). Specific Use Permit and Site Plan for drive through restaurant within Bush Pioneer Centre on 1.155 acres. Lot 5R, Block A, Bush Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD 351, within the 161 Corridor Overlay District, approximately located northeast of the intersect of SH161 and Arkansas Lane

She stated the applicant wishes to modify a previously approved site plan to add a drive through restaurant. The zoning for the site is Planned Development PD-351 within the 161 Overlay District. The planned development requires a specific use permit for drive through restaurants. The 6,000 square-foot retail and restaurant building sits on a single 1.155-acre lot. One end of the structure has been modified to accommodate a drive through restaurant. The site meets the requirements of the Unified Development Code (UDC) except for a variance from Appendix F, Corridor Overlay District Standards. The variance involves the window requirements on all elevations with additional details noted in the variance section. The applicant is requesting the following variances: 1. 25% covered walkways, awnings, canopies or porticos on all facades – Partial awnings are proposed on three facades. 2. 50% window coverage on all sides – The primary façade has 32% window with less shown on sides. The applicants request exceeds the max height for subject property. The additional height is standard for the architectural styling of contemporary commercial buildings. The additional height also provides adequate screening for roof mounted mechanical equipment. The relationship of this site to its surroundings does not yield well to the 25% requirement for covered walkways, awnings, canopies or porticos on all facades. Additionally, the applicant has enhanced landscaping to compensate for no windows on the rear facade along with not meeting the 50% window requirement on the remaining facades. DRC recommends approval of the Site Plan and staff has no objections to the variances.

Commissioner Connor asked if they would have box you can order before you get to the window and will it be covered and is it a requirement. Mrs. Woods stated she doesn't believe the UDC has a requirement for it, but it tends to be a stand-alone structure.

Commissioner Fedorko stated other businesses are faced the same direction as this project would and there is no way to avoid the back view from Walmart unless you put a big row of trees.

Commissioner Spare stated he just wants to make sure we are keeping the same level of standards. It isn't fair if the people are being held to different standards regardless of when they are approved. Everyone must have the same look. Mrs. Woods stated it is difficult because the UDC changes overtime. Mr. Jackson stated based upon visual this design is the same.

Commissioner Fedorko asked if the UDC a guide or law. Mr. Jackson stated it is a law, but there is guidance in there. Staff makes suggestions but if it isn't in the ordinance then they can't force them to do that.

Commissioner Spare stated if we don't feel what they are doing is correct then we shouldn't approve their variances. He never understood the concept where they get all the variances they want. We are willing to give up a lot of our requirements, but we don't seem to want to force them to do things. Mrs. Woods stated the applicant worked with the City to improve site. Mr. Spare stated he still sees two variances and sees this as a give and take. We have a standard set and it looks like we don't care about following it.

Commissioner Moser stated it's a negotiation and they did it. If you don't like it don't vote for it.

Ms. Ware stated the variance for the windows in not uncommon for this type of request.

Motion made by Vice Chairperson Moser, Seconded by Commissioner Coleman to approve item SU210301/S210301 per staff recommendations. The motion carried 7-1 with Spare against.

13. TA210101 - Text Amendment to Article 10: Parking and Loading Standards and Article 30: Definitions of the Unified Development Code to revise the parking requirements and definitions regarding auto related businesses

Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation. She stated the purpose of this request is to update parking calculations provided in Article 10 of the UDC for auto-related businesses/motor vehicle sales and to update the definitions in Article 30 for auto dealer sales for accessory repossessed vehicle storage and vehicle types. The parking calculation and definition update will help clarify and resolve existing auto sales issues throughout the City. Staff completed a survey of surrounding/similarly sized cities (see Exhibit B) within the metroplex to grasp what other municipalities are implementing for similar uses. Grand Prairie's current parking standards for auto-related businesses/motor vehicle sales does not sufficiently provide enough parking to meet use needs. The proposed changes are broken into two categories – automotive-related services and motor vehicle sales. The Unified Development Code requires that automotive-related services provide

one parking space per 400 square feet of lot area with a minimum of six parking spaces. The changes to automotive-related services would require businesses to provide more parking to adequately serve the use's demands and provide dedicated parking for employees. Staff is proposing repealing and replacing current regulations with providing three parking spaces per service bay along with one space per maximum number of employees per shift. Furthermore, staff recommends keeping the current minimum requirement of six parking spaces per use. Staff has added a note stating that if there are multiple uses on the lot, there must be parking provided in an amount equal to the total requirements for all the uses. This will ensure that multiple uses are not sharing the same parking. The changes to motor vehicle sales parking have the same effect as well, while not as severe. The Unified Development Code requires that automotive-related services provide one parking space per 400 square feet of area that should be designated as visitor parking. Staff has worked to refine this regulation to define the area specified. The area will be calculated based on either indoor sales or lot area for outdoor sales. Additionally, staff has added the requirement that one space per maximum number of employees on a shift is provided and designated as employee parking. Lastly, the Unified Development Code does not allow for repossessed vehicles to be stored on-site for auto dealers. Code Enforcement Division has issues with small auto dealers repossessing cars with liens (vehicles sold on-site) and holding them on the property. The proposed amendment would allow the auto sales-oriented businesses to have repossessed vehicle storage by right, with certain conditions. Repossessed vehicle storage would be limited to 20 percent of the total site area and secured and screened by a fence and gate. Furthermore, dealers may only repossess vehicles from the site that they are bought.

Motion made by Commissioner Coleman, Seconded by Commissioner Moser to approve item TA210101 per staff recommendations. The motion carried 8-0.

****Commissioner Moser added minimum clearance must be 14 feet because it is a fire lane and they wouldn't have approved it if it wasn't tall enough and it was looked at during DRC.*

ADJOURNMENT

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 7:38 p.m.

_____

Shawn Connor, Chairperson

ATTEST:

_____

Cheryl Smith, Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: P210306 - Minor Subdivision Plat - Diaz Estates, Lots 1 and 2, Block 1 Minor Subdivision Plat. Minor Plat of Lots 1 and 2, Block 1, Diaz Estates Addition, creating two residential lots on 40.076 acres. Lots 1 and 2, Block 1, Diaz Estates, within the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14349 County Road 511, Venus, Texas

RECOMMENDED ACTION: Staff recommends approval

SUMMARY:

Minor Plat for 2 residential lots on 40.076 acres of unplatted property, in the City of Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas with an approximate address of 14349 County Road 511, Venus, Texas

PURPOSE OF REQUEST:

The purpose of this Minor Plat is to establish all lots, utility easements, public and private right-of-way to establish this residential subdivision**.**

PLAT FEATURES:

Lot 1 has 35.345 acres and Lot 2 has four acres with a total roadway dedication of 0.732 acres. Additionally, the rear of the property also includes the delineation of floodplain. Since the property is in extraterritorial jurisdiction it is not subject to dimensional standards.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A - Location Map
Page 1 of 1

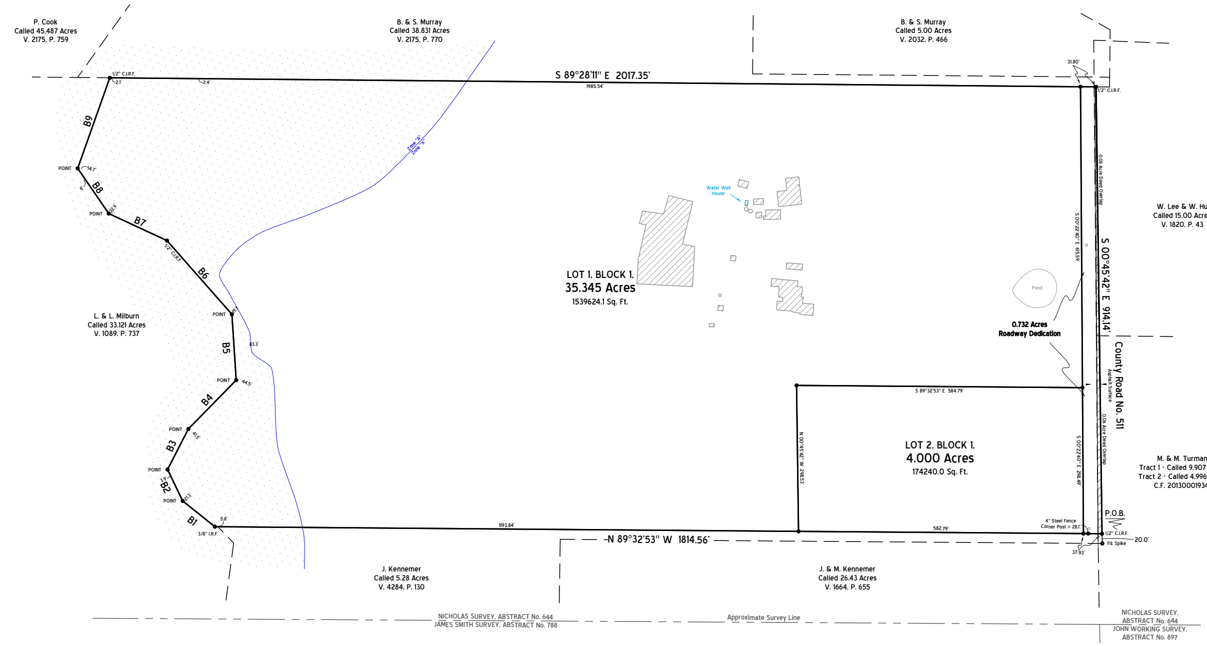
Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

P210306 - Final Plat
Diaz Estates
Lots 1 and 2, Block1

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



NOTES:

1) WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

2) UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

3) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

4) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
SPECIAL FLOOD HAZARD AREAS, ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED.
OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48251C0125J & 48251C0250J, DATED DECEMBER 4, 2012, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

5) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.

6) NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE, AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

7) ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING DISTRICT REGULATIONS OF THE CITY OF MANSFIELD. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

8) WATER SERVICES TO BE PROVIDED BY PRIVATE ON-SITE WATER WELLS. ALL LOTS WILL BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS.

9) ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

10) INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

11) A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

12) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

LINE	BEARING	DISTANCE
B1	N 51°15'35" W	84.35'
B2	N 25°47'04" W	71.40'
B3	N 27°13'56" E	93.30'
B4	N 44°23'56" E	139.70'
B5	N 03°45'04" W	135.00'
B6	N 41°21'58" W	201.01'
B7	N 65°03'18" W	131.30'
B8	N 34°30'04" W	112.10'
B9	N 19°32'10" E	196.56'

FILED FOR RECORD _____________, 2021

PLAT RECORDED IN:

INSTRUMENT#________-________.

DRAWER________, SLIDE ______

____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

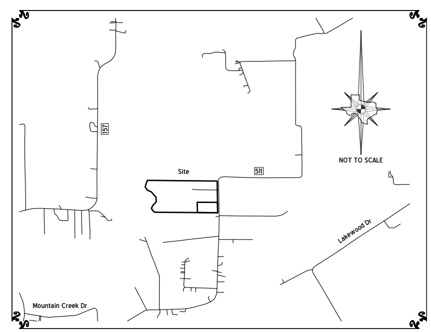
____
DEPUTY CLERK

AFTER RECORDING, RETURN TO:

City of Grand Prairie
300 W Main St
Grand Prairie, TX 75050

0 120 240 360

RESERVED FOR CITY APPROVAL



STATE OF TEXAS
COUNTY OF JOHNSON

Whereas Guadalupe Diaz and Cruz Diaz, Being the owners of a 40.076 acres tract of land out of the NICHOLAS NEW SURVEY, ABSTRACT No. 644, Johnson County, Texas: being all of that certain tract of land conveyed to G. & C. Diaz in Volume 3275, Page 697, Official Public Records, Johnson County, Texas: being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1/2" iron rod with plastic cap stamped "COOMBS" within the fenced right of way of County Road No. 511, at the northeast corner of that called 5.28 acres tract of land conveyed to J. Kennemer in Volume 4284, Page 130, O.P.R.J.C.T., for the southeast and beginning corner of this tract. WHENCE a found spike bears S 00°45'42" E 20.0 feet.

THENCE N 89°32'53" W along the north line of said 5.28 acres tract at 28.1 feet pass a 4" steel fence corner post in the west line of said County Road No. 511, continuing for a total distance of 1814.56 feet to a found 3/8" iron rod in the east line of that called 33.121 acres tract of land conveyed to L. & L. Milburn in Volume 1089, Page 737, O.P.R.J.C.T., for the southwest corner of this tract.

THENCE northerly along the east line of said 33.121 acres tract as follows:
N 51°15'35" W 84.35 feet to a point;
N 25°47'04" W 71.40 feet to a point;
N 27°13'56" E 93.30 feet to a point;
N 44°23'56" E 139.70 feet to a point;
N 03°45'04" W 135.00 feet to a point;
N 41°21'58" W 201.01 feet to a found 1/2" iron rod with plastic cap stamped "COOMBS";
N 65°03'18" W 131.30 feet to a point;
N 34°30'04" W 112.10 feet to a point;
N 19°32'10" E 196.56 feet to a found 1/2" iron rod with plastic cap stamped "COOMBS", in the south line of that called 38.831 acres tract of land conveyed to B. & S. Murray in Volume 2175, Page 770, O.P.R.J.C.T., for the northwest corner of this tract.

THENCE S 89°28'11" E 2017.35 feet along the south line of said 38.831 acres tract to a found 1/2" iron rod with plastic cap, for the northeast corner of this tract.

THENCE S 00°45'42" E 914.14 feet within said fenced right of way of said County Road No. 511 to the POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

____
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
JN191133P - November, 2020

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GUADALUPE DIAZ CRUZ DIAZ, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 1, DIAZ ESTATES, AN ADDITION IN JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS, MY HAND, THIS THE ____________ DAY OF ____________, 2021.
BY:

____
OWNER/TRUSTEE

____
OWNER/TRUSTEE

STATE OF TEXAS

COUNTY OF ________

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ____________________________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS
THE ____ DAY OF ____________________, 2021.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF ________

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ____________________________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS
THE ____ DAY OF ____________________, 2021.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR:
Kyle Rucker, R.P.L.S.
104 S. Walnut ST.
Weatherford, TX 76086
817-594-0400
kyle@txsurveying.com

DEVELOPER:
Guadalupe Diaz and Cruz Diaz
101 Huntington Road
Mansfield, TX 76063

Case Number: P210306

MINOR PLAT

Lots 1 - 2, Block 1

Diaz Estates

An Addition in Johnson County, Texas
Being a 40.076 acres tract of land out of the NICHOLAS NEW SURVEY, ABSTRACT No. 644, Johnson County, Texas

2 Lots

February 2021

TEXAS SURVE[YING]
WEATHERFORD BRANCH - 817-594-0400
FIRM No. 10100000 - WEATHERFORD@TXSURVEYING.COM

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Charles Lee, CBO, AICP, Senior Planner

TITLE: P210307 - Final Plat - Hardrock Road Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Parker Road Addition, Lot 1, Block 1, dedicating roadway rights-of-way and creating one non-residential lot on 2.136 acres. Lot 1, Block 1, Parker Road Addition, situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the SH-161 Corridor Overlay District and addressed as 3409 Hardrock Rd

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat for Hardrock Road Addition, Block 1, Lot 1, creating one non-residential lot from two vacant tracts into one non-residential lot on 2.136 acres. Situated in the John C. Read Survey Abstract No. 1183, Lot 1, Block 1, Hardrock Road Addition City of Grand Prairie, Dallas County, Texas is zoned LI district, within the SH-161 Corridor Overlay District, addressed as 3409 Hardrock Rd.

PURPOSE OF REQUEST:

The purpose of the final plat is to combine two vacant non-residential tracts into one non-residential lot, dedicate rights-of-way and utility easements to accommodate future industrial development on the property.

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	LI	Industrial Uses
South	SF-1	Single Family Residential
West	LI	Outdoor Storage Uses
East	LI	SB SH-161 Service Rd.

DENSITY AND DIMENSIONAL REQUIREMENTS:

Table 2 summarizes the minimum lot area and dimension requirements of Article 6 in the Unified Development Code (UDC). The lots meet the density and dimensional requirements.

Table 2. Summary of Lot Requirements

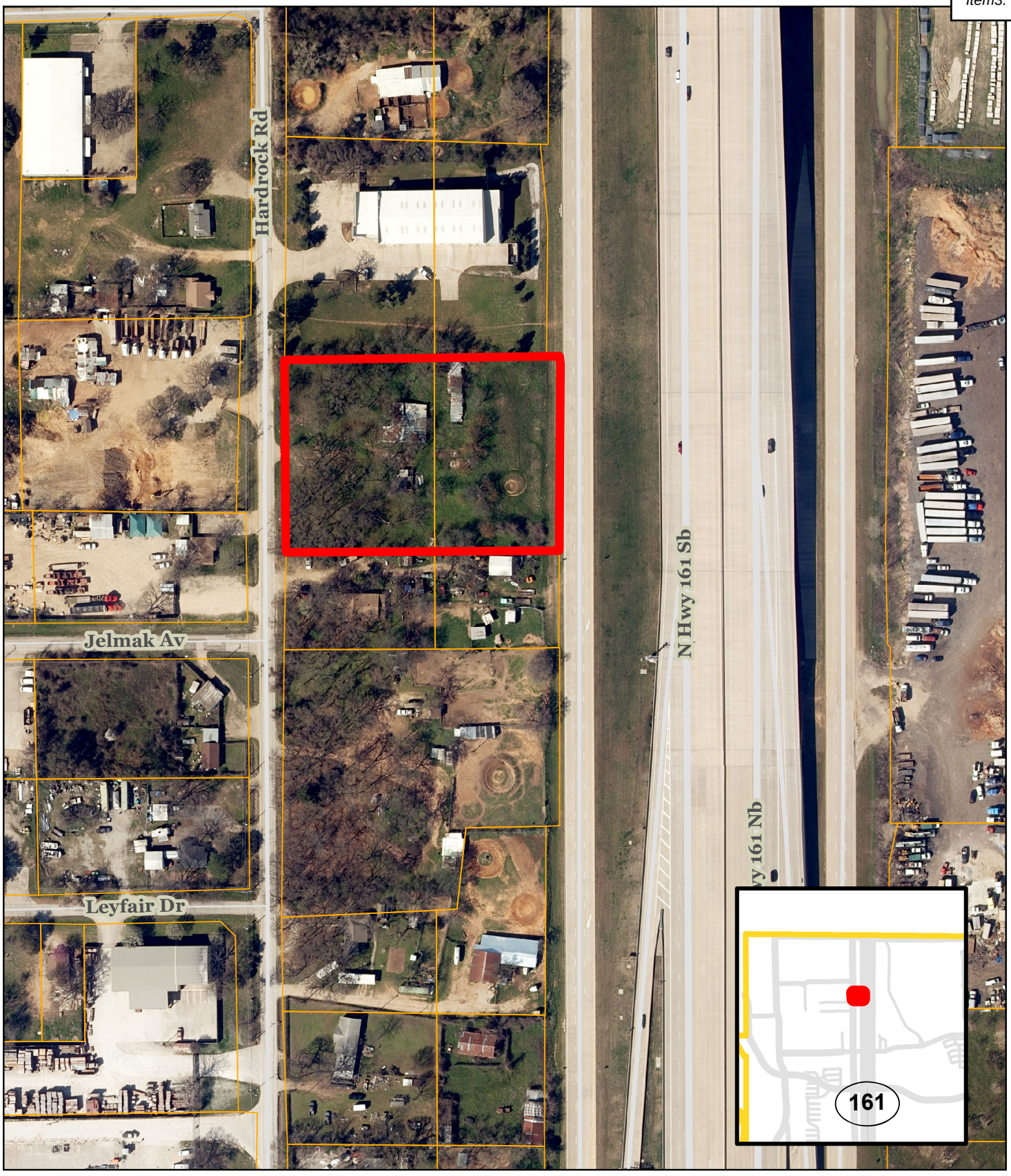
Standard	Required	Lot 1	Meets
Min. Area (SF)	15,000	84,693	Yes
Min. Width (Ft.)	100	260.5	Yes
Min. Depth (Ft.)	150	357	Yes
Front Setback (Ft.)	25	25	Yes

PLAT FEATURES:

The property was previously used for agricultural and livestock maintenance purposes. The property has two frontages, Hardrock Rd and SB SH-161 Service Rd. The applicant's intention is to develop industrial uses on the property.

RECOMMENDATION:

The Development Review Committee recommends approval.

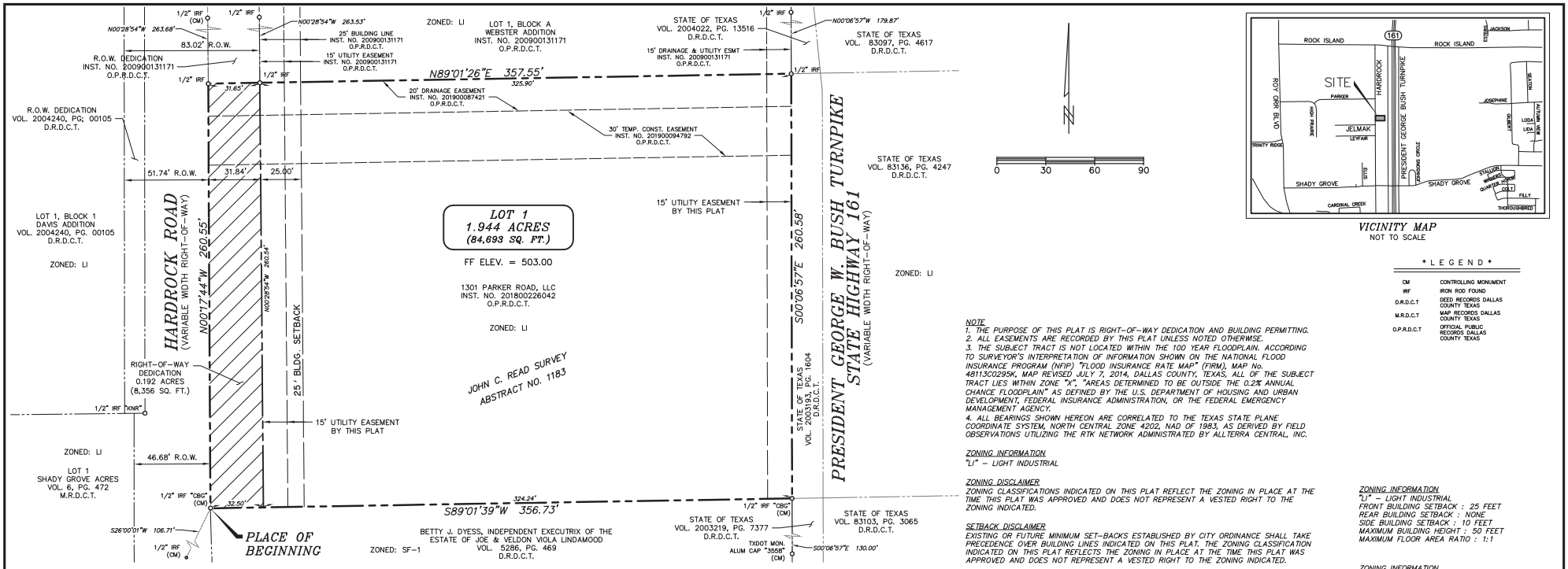


CASE LOCATION MAP

P210307 - Final Plat
Parker Road Addition
Lot 1, Block 1

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



VICINITY MAP
NOT TO SCALE

* L E G E N D *

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
D.R.D.C.T	DEED RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T	MAP RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

NOTE
1. THE PURPOSE OF THIS PLAT IS RIGHT-OF-WAY DEDICATION AND BUILDING PERMITTING.
2. ALL EASEMENTS ARE RECORDED BY THIS PLAT UNLESS NOTED OTHERWISE.
3. THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48113C0295K, MAP REVISED JULY 7, 2014, DALLAS COUNTY, TEXAS, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY ALLTERRA CENTRAL, INC.

ZONING INFORMATION
"LI" – LIGHT INDUSTRIAL

ZONING DISCLAIMER
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.

SETBACK DISCLAIMER
EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. THE ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON March 5, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, RPLS
STATE OF TEXAS No. 6373

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE (100-YEAR FLOODPLAIN) PER FEMA FIRM MAP # 48113C0295L IN DALLAS COUNTY, DATED 3/21/2019.

ZONING INFORMATION
"LI" – LIGHT INDUSTRIAL
FRONT BUILDING SETBACK : 25 FEET
REAR BUILDING SETBACK : NONE
SIDE BUILDING SETBACK : 10 FEET
MAXIMUM BUILDING HEIGHT : 50 FEET
MAXIMUM FLOOR AREA RATIO : 1:1

ZONING INFORMATION
"SF-1" – SINGLE FAMILY-ONE RESIDENTIAL
FRONT BUILDING SETBACK : 30 FEET
REAR BUILDING SETBACK : 10 FEET
SIDE BUILDING SETBACK : 8 FEET
MAXIMUM BUILDING HEIGHT : 30 FEET
MAXIMUM LOT COVERAGE : 50%

OWNER'S CERTIFICATE

BEING A TRACT OF LAND LOCATED IN THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 1301 PARKER ROAD, LLC, RECORDED IN INSTRUMENT NUMBER D201800226042, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CBG", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID PARKER ROAD TRACT, THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BETTY J. DYESS, INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE & VELDON LINDAMOOD, RECORDED IN VOLUME 5286, PAGE 469, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND IN THE EAST RIGHT-OF-WAY LINE OF HARDROCK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00°17'44" W, ALONG THE WEST LINE OF SAID PARKER TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID HARDROCK ROAD, 260.55 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID PARKER ROAD TRACT;

THENCE N 89°01'26" E, ALONG THE NORTH LINE OF SAID PARKER ROAD TRACT, AT 31.65 FEET PASSING A 1/2" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, WEBSTER ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 20090031171, O.P.R.D.C.T., CONTINUING ALONG THE NORTH LINE OF SAID PARKER ROAD TRACT AND THE SOUTH LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 357.55 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID PARKER ROAD TRACT, THE SOUTHEAST CORNER OF SAID LOT 1 AND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 161 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°06'57" E, ALONG THE EAST LINE OF SAID PARKER ROAD TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 161, A DISTANCE OF 260.58 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CBG", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID PARKER ROAD TRACT, AND THE NORTHEAST CORNER OF SAID LINDAMOOD TRACT;

THENCE S 89°01'39" W, ALONG THE SOUTH LINE OF SAID PARKER ROAD TRACT AND THE NORTH LINE OF SAID LINDAMOOD TRACT, 356.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.136 ACRES (93,049 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT 1301 PARKER ROAD, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, HARDROCK ROAD 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 FAWING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

1301 PARKER ROAD, LLC

MANAGING MEMBER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
1301 PARKER ROAD, LLC
1501 HUGHES WAY, SUITE 200
LONG BEACH, CALIFORNIA 90810
(310)507-8196
CONTACT: GREG STEELE
GSTEELE@OYLT.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713
PHILIPG@WIERASSOCIATES.COM

THIS PLAT FILED IN INSTRUMENT NUMBER _____ DATE _____

FINAL PLAT
LOT 1, BLOCK 1
HARDROCK ROAD ADDITION

AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
BEING 2.136 ACRES OF LAND LOCATED IN THE JOHN C. READ SURVEY, ABSTRACT No. 1183, DALLAS COUNTY, TEXAS
(A SINGLE INDUSTRIAL LOT)
CASE No. P210307

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1
DATE: 3/5/2021
W.A. No. 18065.01

PRINTED: 3/5/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/5/2021 8:37 AM SAVED BY: PHILIPG FILE: 2020-06-11PLAT-18065.01.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Charles Lee, CBO, AICP, Senior Planner

TITLE: RP210301 - Replat - Dalworth Park Addition, Lot 3R, Block 13 (City Council District 5). Replat combining two lots; Lots 3 & 4, Block 13, Dalworth Hills Addition, creating one single family residential lot on 0.143 acre. Lots 3 and 4, Block 13, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 317 NW 14th St

RECOMMENDED ACTION: Approve

SUMMARY:

Replat for Dalworth Hills Addition, Block 13, Lot 3R, combining two residential lots into one single family detached residential lot on 0.143 acre. Lots 3 & 4, Block 13, Dalworth Hills Addition City of Grand Prairie, Dallas County, Texas is zoned SF-6 district and addressed as 317 NW 14th Street.

PURPOSE OF REQUEST:

The purpose of the replat is to combine two single family detached residential lots into one single family detached residential lot to accommodate the development of a single family detached house on the property.

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	GR	Single Family Residential
South	GR	Single Family Residential
West	GR	Single Family Residential
East	GR	Single Family Residential

DENSITY AND DIMENSIONAL REQUIREMENTS:

Table 2 summarizes the minimum lot area and dimension requirements of Article 6 in the Unified Development Code (UDC). The lots meet the density and dimensional requirements.

Table 2. Summary of Lot Requirements

Standard	Required	Lot 3R	Meets
Min. Area (SF)	5,000	21,960	Yes
Min. Width (Ft.)	50	47.75	No
Min. Depth (Ft.)	100	125	Yes
Front Setback (Ft.)	25	25	Yes

PLAT FEATURES:

A single family detached residential house was constructed on the property and remained until 2010. The applicant intends to construct a single family detached residential house on the vacant residential lot on the property.

RECOMMENDATION:

The Development Review Committee recommends approval.

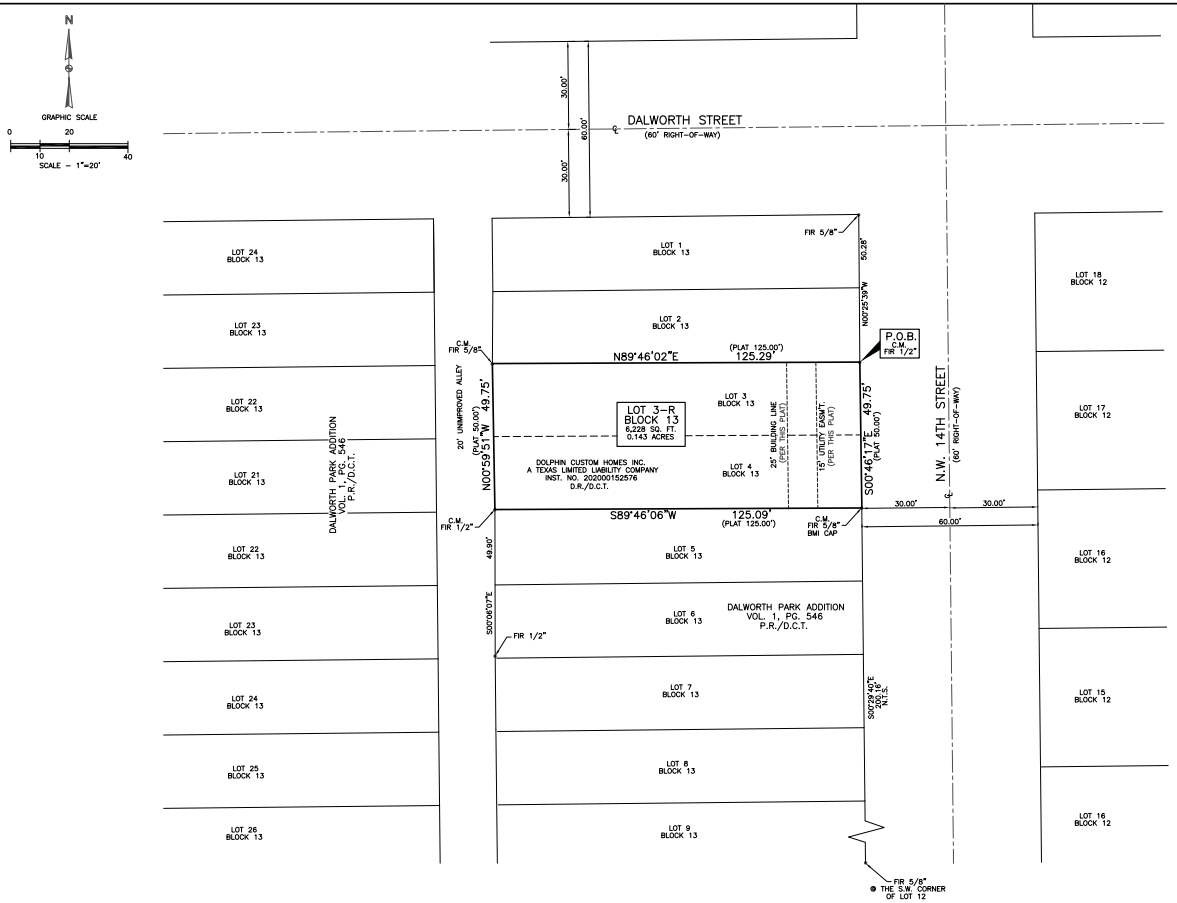
Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

RP210301 - Replat
Dalworth Park Addition
Lot 3R, Block 13

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



DEDICATION:

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DOLPHIN CUSTOM HOMES INC., A TEXAS LIMITED LIABILITY COMPANY, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOT 3–R, BLOCK 13, DALWORTH PARK 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 conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand at _____ County Texas this ____ day of _____, 2021.

_____
SAUL ZUNIGA
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared SAUL ZUNIGA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires_____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE:

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, DOLPHIN CUSTOM HOMES INC., A TEXAS LIMITED LIABILITY COMPANY, is the sole owner of a 0.143 acre tract of land in the T. Holland Survey, Abstract No. 644, according to the deed thereof recorded in Inst. No. 2202000152576, of the Deed Records of Dallas County, Texas, said 0.143 acre tract of land, being known as all of Lot 3 and 4, Block 13, of Dalworth Park Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas, said tract being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Lot 3 and in the west line of N.W. 14th Street (60' right–of–way);

THENCE S. 00°46'17" E., with the common line of said Lots 3 and Lot 4 said, Block 13, a distance of 49.75 feet to a 5/8 inch iron rod found with cap marked "BMI" for the southeast corner of said Lot 4;

THENCE S. 89°46'06" W., with the common line of said Lot 4 and Lot 5 of said Block 13, a distance of 125.09 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 4;

THENCE N. 00°59'51" W., with the common line of said Lots 4 and 3 and the east line of a 20 foot public alley of said Dalworth Park Addition, a distance of 49.75 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 3;

THENCE N. 89°46'02" E., with the common line of said Lot 3 and Lot 2 of said Block 13, a distance of 125.29 feet to the POINT OF BEGINNING and CONTAINING 6,228 square feet, or 0.143 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

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

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

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

FINAL PLAT
LOT 3–R, BLOCK 13
DALWORTH PARK ADDITION

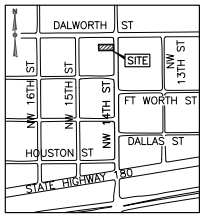
CONTAINING 6,228 SQ. FT. OR 0.143 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
OF LOTS 3 AND 4
BLOCK 13
DALWORTH PARK ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

ONE RESIDENTIAL LOT

DATE: JANUARY 14, 2021
REV: MARCH 5, 2021

CASE NO. RP210301



VICINITY MAP
N.T.S.

NOTES:
1. C.M. ~ Denotes Controlling Monuments.
2. Basis of Bearing according to the plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas.
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0435, Suffix M, Map Effective Date: 3–21–19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right–of–way dedications or other title matters affecting the subject property.
5. Existing or future minimum set–backs established by the city ordinance shall take precedence over building lines indicated on this plat.
6. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
7. The purpose of this plat is to create one lot out of two lots.

LEGEND:
FIR ~ FOUND IRON ROD
FIP ~ FOUND IRON PIPE
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
FND. ~ FOUND
SIR ~ SET IRON ROD
CL ~ CENTERLINE
SL ~ SURVEY LINE

OWNERS:
DOLPHIN CUSTOM HOMES INC.,
A TEXAS LIMITED LIABILITY COMPANY
ATTN: SAUL ZUNIGA
P.O. BOX 530484
GRAND PRAIRIE, TEXAS 75053
PH# 469–556–2288

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051–0204
EMAIL:ksc4019@sbcglobal.net
PHONE: (972) 641–0843 FAX: (972) 647–0154

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: RP210303 - Replat - L. Cox and C. Hines Resubdivision, Lot 1R and Lot 2R, Block D (City Council District 1). Replat of Lot 1-R and 2-R, Block D, L. Cox and C. Hines Resubdivision, creating two non-residential lots on 4.817 acres. Lots 1, 2, and3, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District and addressed as 2601 Hines Avenue

RECOMMENDED ACTION: Approve

SUMMARY:

Replat of Lot 1-R and 2-R, Block D, L. Cox and C. Hines Resubdivision, creating two non-residential lots on 4.817 acres. Lots 1, 2, and 3, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District and addressed as 2601 Hines Avenue.

PURPOSE OF REQUEST:

The purpose of the Replat is to plat three lots into two lots for future development of commercial/retail uses. The owner will develop this property in two phases. The first phase will include a large commercial building that will house their business specializing in selling road striping supplies (Striping Service and Supply). In the second phase, the owner intends to build spec retail/restaurant suites along Great Southwest Parkway to attract economic development for the property.

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	CO	Undeveloped; Radio Tower
South	HD	Undeveloped
West	CO	Commercial Business
East	CO	Commercial Business

HISTORY:

- November 17, 2020: City Council approved a zoning change from Commercial Office District to Commercial District (Case Number Z201003).
- 1950: The Planning and Zoning Commission approved a Final Plat for Lots 1-8, Block D, L. Cox and C. Hines Resubdivision.

ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements stated in Article 6 of the Unified Development Code. These requirements are summarized in the table below.

Table 2. Summary of Lot Requirements

Standard	Required	Lot 1-R	Lot 2-R	Meets?
Min. Area (SF)	5,000	88,439	120,536	Yes
Min. Width (Ft.)	50	168	214	Yes
Min. Depth (Ft.)	100	421	482	Yes
Front Setback (Ft.)	25	25	25	Yes

The plat depicts all the necessary utility infrastructure to service the two lots. The developer is providing the necessary drainage easements to handle any stormwater requirements, with a large detention area in the southeast corner of the property. Additionally, there is a 30-foot gas easement that previously ran through the center of the property but has since been abandoned by separate instrument.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the request.

Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

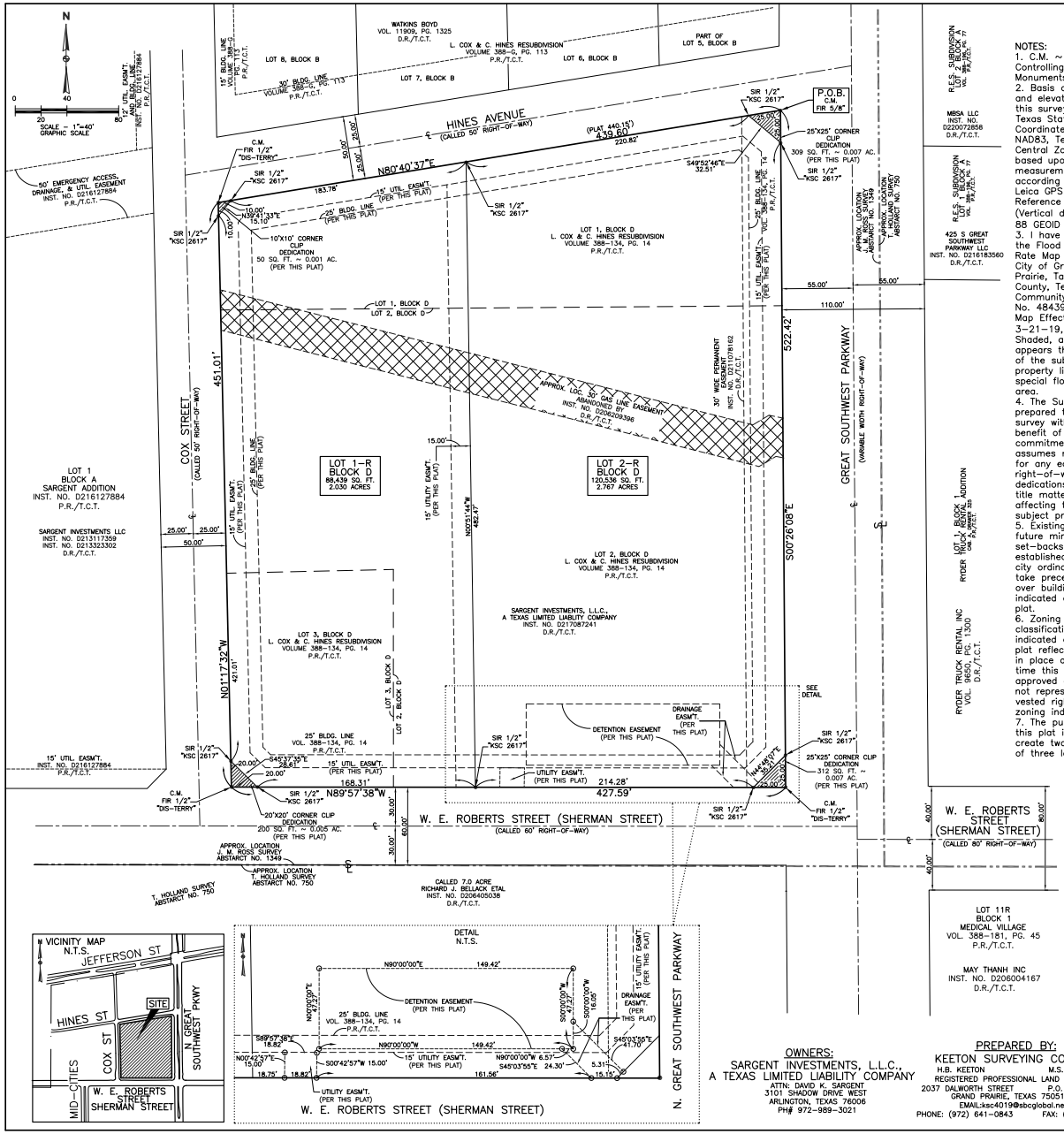
RP210303 - Replat

L. Cox and C. Hines Resubdivision, Lots 1-R and 2-R, Block D

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

Exhibit B - Replat
Page 1 of 1



NOTES:
1. C.M. ~ Denotes Controlling Monuments.
2. Basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network, (Vertical data NAVD 88 GEOID 12-B)
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48439C0360L, Map Effective Date: 3-21-19, Zone "X" Shaded, and it appears that part of the subject property lies in a special flood hazard area.
4. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
6. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
7. The purpose of this plat is to create two lots out of three lots.

DEDICATION:

STATE OF TEXAS:
COUNTY OF TARRANT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SARGENT INVESTMENTS, L.L.C., A Texas Limited Liability Company, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOT 1-R AND LOT 2-R BLOCK D, L. COX & C. HINES RESUBDIVISION, 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 conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand at _____ County Texas this _____ day of _____, 2021.

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

DAVID K. SARGENT
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared DAVID K. SARGENT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires_____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE:

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, SARGENT INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, is the sole owner of a 4.817 acre tract of land in the J. M. Ross Survey, Abstract No. 1349, according to the deed thereof recorded in Inst. No. D217087241, of the Deed Records of Tarrant County, Texas, said 4.817 acre tract of land being known as all of Lots 1, 2, and 3, Block D, L. Cox & C. Hines Subdivision, in the City of Grand Prairie, Tarrant County, Texas, according to the Plat recorded in 388-134, Page 14, of the Map Records of Tarrant County, Texas, said tract being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said Lot 1 and in the west line of Great Southwest Parkway (variable width right-of-way) and the south line of Hines Avenue (50' right-of-way);

THENCE S. 00°26'08" E., with the east line of said Lots 1 and 2 and the west line of said Great Southwest Parkway, a distance of 522.42 feet to a 1/2 inch iron rod with cap marked "DIS-Terry" found for the southeast corner of said Lot 2;

THENCE N. 89°57'38" W., with the south line of said Lots 2 and 3, and the north line of W. E. Roberts Street (Sherman Street) (60' right-of-way), a distance of 427.59 feet to a 1/2 inch iron rod with cap marked "DIS-Terry" found for the southwest corner of said Lot 3;

THENCE N. 01°17'32" W., with the west line of said Lots 3, 2, and 1 and the east line of said Cox Street, a distance of 451.01 feet to a 1/2 inch iron rod with cap marked "DIS-Terry" found for the northwest corner of said Lot 1;

THENCE N. 80°40'37" E., with the north line of said Lot 1 and the south line of said Hines Avenue, a distance of 439.60 feet to the POINT OF BEGINNING and CONTAINING 209,846 square feet or 4.817 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

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

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

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

FINAL PLAT
LOT 1-R AND LOT 2-R, BLOCK D
L. COX & C. HINES RESUBDIVISION
CONTAINING 209,846 SQ. FT. OR 4.817 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
OF LOTS 1, 2, AND 3
BLOCK D
L. COX & C. HINES RESUBDIVISION
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS
TWO LOTS
DATE: JANUARY 29, 2021
REVISED: MARCH 05, 2021
REVISED: MARCH 17, 2021
CASE NO. RP210303

OWNERS:
SARGENT INVESTMENTS, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
ATTN: DAVID K. SARGENT
3101 SHADOW DRIVE WEST
ARLINGTON, TEXAS 76006
PH# 972-989-3021

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:ksc4019@sbcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd

RECOMMENDED ACTION: Table to the April 12, 2021 Planning and Zoning Commission meeting

SUMMARY:

Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd.

REQUEST TO BE TABLED:

- The applicant has submitted revised plans which are under review by staff. Staff recommends tabling this request to the April 12, 2021 meeting.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z201101/CP201101 - Zoning Change/Concept Plan - Mixed Use at SH-360 and Davis Rd (City Council District 6). Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, mixed and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No.135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287

RECOMMENDED ACTION: Table to the April 12, 2021 Planning and Zoning Commission meeting

SUMMARY:

Zoning Change and Concept Plan for a mixed-use development that includes commercial, office, and multi-family uses on about 41 acres. B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No.135, City of Grand Prairie, Ellis County, Texas, zoned Agriculture, and generally located east of State Highway 360 and north of US Highway 287.

REQUEST TO BE TABLED:

- The applicant has requested that this item be tabled.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: SU210303/S210307 – Specific Use Permit/Site Plan - Lake Ridge Grand Peninsula Retail (City Council District 4). Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive-through. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas zoned PD-365 within the Lake Ridge Corridor with an approximate address of 2050 Mansfield Rd

RECOMMENDED ACTION: Table to the April 12, 2021 Planning and Zoning Commission meeting

SUMMARY:

Specific Use Permit and Site Plan for two retail/restaurant buildings, each with a drive through restaurant within the Lake Ridge Corridor on 1.28 acres. Lot 1, Block1, Lake Ridge-Grand Peninsula Addition, City of Grand Prairie, Dallas County, Texas, In general, the property is located in the northwest corner of Lake Ridge Parkway and Grand Peninsula Drive.

ITEM TO BE TABLED:

Table this item to the April 12, 2021 Planning and Zoning Commission meeting.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: S210304 - Site Plan - The Sutherlands Phase 2 (City Council District 2). Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a 266-unit multi-family development on 8.646 acres. Part of Lot 2, Block 1, of the Sutherland Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within the SH-161 Corridor Overlay District, and located west of Robinson Rd and about 687 feet north of S Forum Dr.

PURPOSE OF REQUEST:

The applicant intends to construct a multi-family development on 8.646 acres. Site Plan approval by City Council is required for any project involving multi-family use or within a Planned Development District. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use and zoned PD-294D.

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

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-294	Undeveloped
South	PD-294D	Multi-Family Residential
West	PD-294D	Undeveloped
East	SF-2	Single Family Residential

HISTORY:

- March 12, 2017: City Council approved a zoning change and concept plan creating PD-294D, a planned development district for General Retail and Multi-Family uses (Case Number Z170202/CP170201).

- May 15, 2018: City Council approved a Site Plan for Phase 1 (Case Number S180404).

- December 3, 2018: The Planning and Zoning Commission approved a Preliminary Plat for The Sutherland Addition, Lots 1 and 2, Block 1 (Case Number P180903).

- December 3, 2018: The Planning and Zoning Commission approved a Final Plat for The Sutherland Addition, Lots 1 and 2, Block 1 (Case Number P181202).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to construct Phase 2 of the Sutherland, a 266-unit multi-family development. The development will be accessible from two drives off Robinson Rd. The southern drive is existing and provides access to Phase 1. This drive will eventually provide access to future commercial development to the west. The four residential buildings are placed close to the internal drives and arranged so that they enclose and screen the dumpster and most of the required parking. The proposal includes common amenities such as a clubhouse, pool, fitness area, dog parks, and bocce ball court.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-294D with a base zoning of Multi-Family Three District; development is subject to the standards for PD-294D and for Multi-Family Three District in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	376,358.4	Yes
Min. Lot Width (Ft.)	100	746.16	Yes
Min. Lot Depth (Ft.)	120	631.25	Yes
Front Setback (Ft.)	10	10	Yes
Max. Height (Ft.)	3 stories along Robinson; 4 stories not along Robinson	3 stories along Robinson; 4 stories not along Robinson	Yes
Max. Density (DUA)	35	30	Yes
Max. One Bedroom (%)	60	65	No*

**See the Building Design Incentives section below.*

Parking

The table below evaluates the parking requirements for the entire development. The proposal meets the number of required parking spaces and carport spaces.

Table 3. Parking Requirements

Standard	Required	Provided	Meets
Total Parking Spaces	401	406	Yes
Garage	61	47	No*
Carport	81	81	Yes

**See the Building Design Incentives section below.*

Landscape and Screening

The property is subject to landscape and screening requirements in Appendix W and Article 8 of the UDC. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	56,453.7	91,033	Yes
Trees	113	113	Yes
Shrubs	1,129	1,230	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Perimeter Fencing

Typically, multi-family developments are required to be completely enclosed by a perimeter fence. The subject property is part of a horizonal mixed-use development. Both phases of the multi-family development provide on-street parking on the internal drives. The internal drive off Robinson between the two phases will eventually provide access to the commercial development to the west. The multi-family buildings are designed to enclose and screen parking from the future commercial development and create opportunities for residents to walk to future retail/restaurants.

Phase 1 has gated entries and a perimeter fence along Forum Dr and Robinson Rd but does not include a perimeter fence along the internal drives. The perimeter fence along Robinson Rd is right next to the sidewalk. Ideally, the fence would have been pushed towards the apartment buildings to allow landscaping along the sidewalk for a more gradual transition from the apartment buildings to the single-family homes across the street.

Staff discussed two perimeter fencing options with the applicant – the goal being to ensure security and consistency with Phase 1. The first option would be to locate the perimeter fence closer to the buildings and provide landscaping along the sidewalk for Phase 2 and retrofit Phase 1 to do the same. The second option would be to replicate the existing perimeter fence for Phase 1.

The applicant has opted to replicate the fencing for Phase 1 with the addition of providing private yards in the enclosed area for units along Robinson Rd.

Exterior Building Materials

The exterior finish materials include two types of brick, stucco, and fiber cement siding. The proposed elevations are like the building elevations for Phase 1, but with some variation in color. The proposed building elevations also meet the recommended design and building materials in Appendix W.

Building Design Incentives

Multi-family developments meeting each of the recommended design standards may request two of the following: reduce required garage parking by 5%, increase maximum density or FAR by 5%, reduce required landscaped area by 5%, and increase percentage of one bedroom units by 10%. The applicant has selected to reduce the required garage parking by 5% and increase the percentage of one-bedroom units by 10%.

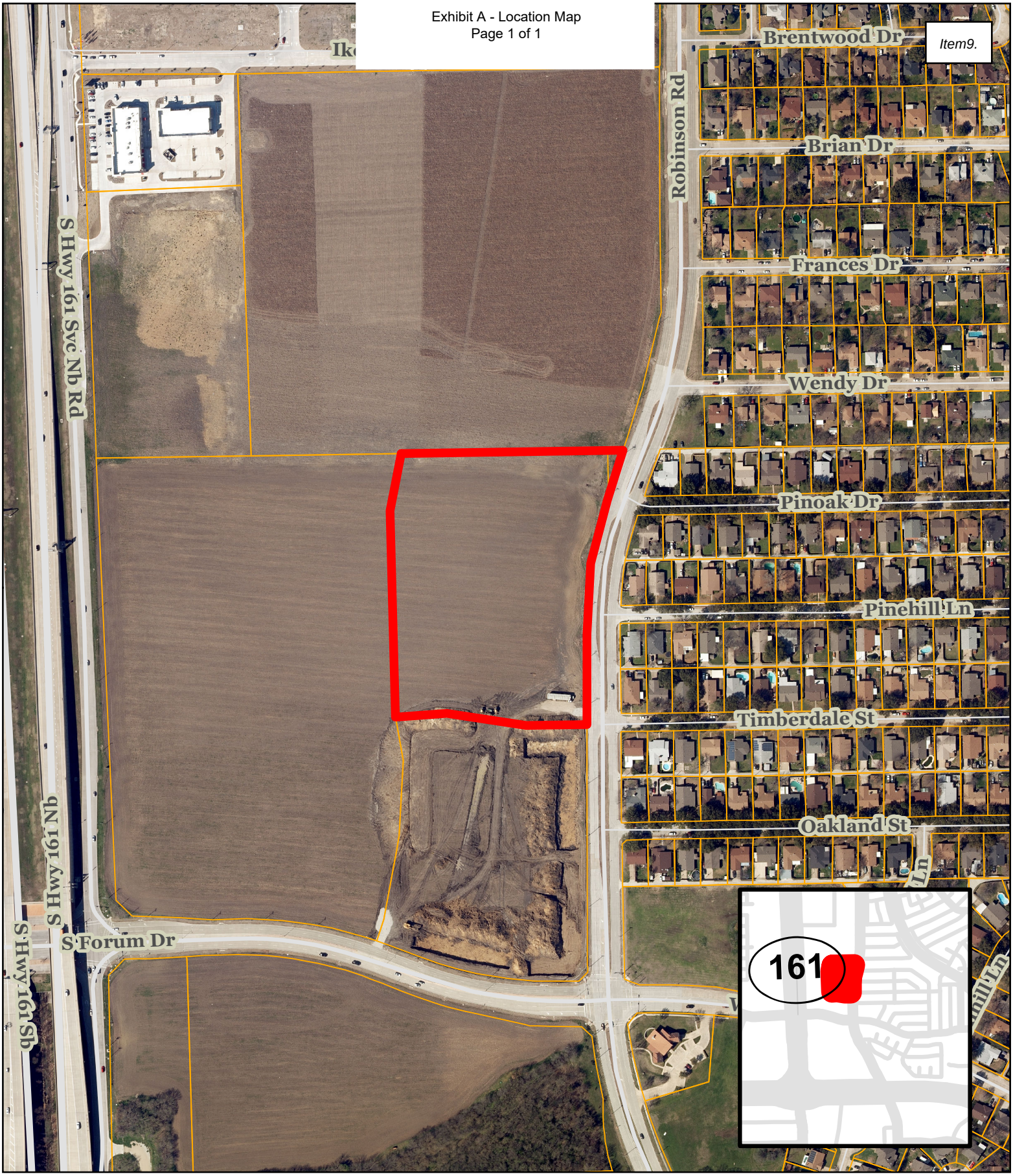
Appendix W Amenities

Appendix W requires a certain number of amenities from categories such as environmentally friendly building materials, construction techniques, or other features, high quality features or design, and technology. The proposal meets this requirement and includes amenities from all three categories. Additionally, the proposal includes the following amenities: business center, big and small dog parks, BBQ grills, and bocce ball and corn hole courts.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:
The Development Review Committee (DRC) recommends approval.



GRand Prairie TEXAS PLANNING

CASE LOCATION MAP

S210304 - Site Plan
The Sutherlands Phase 2

N

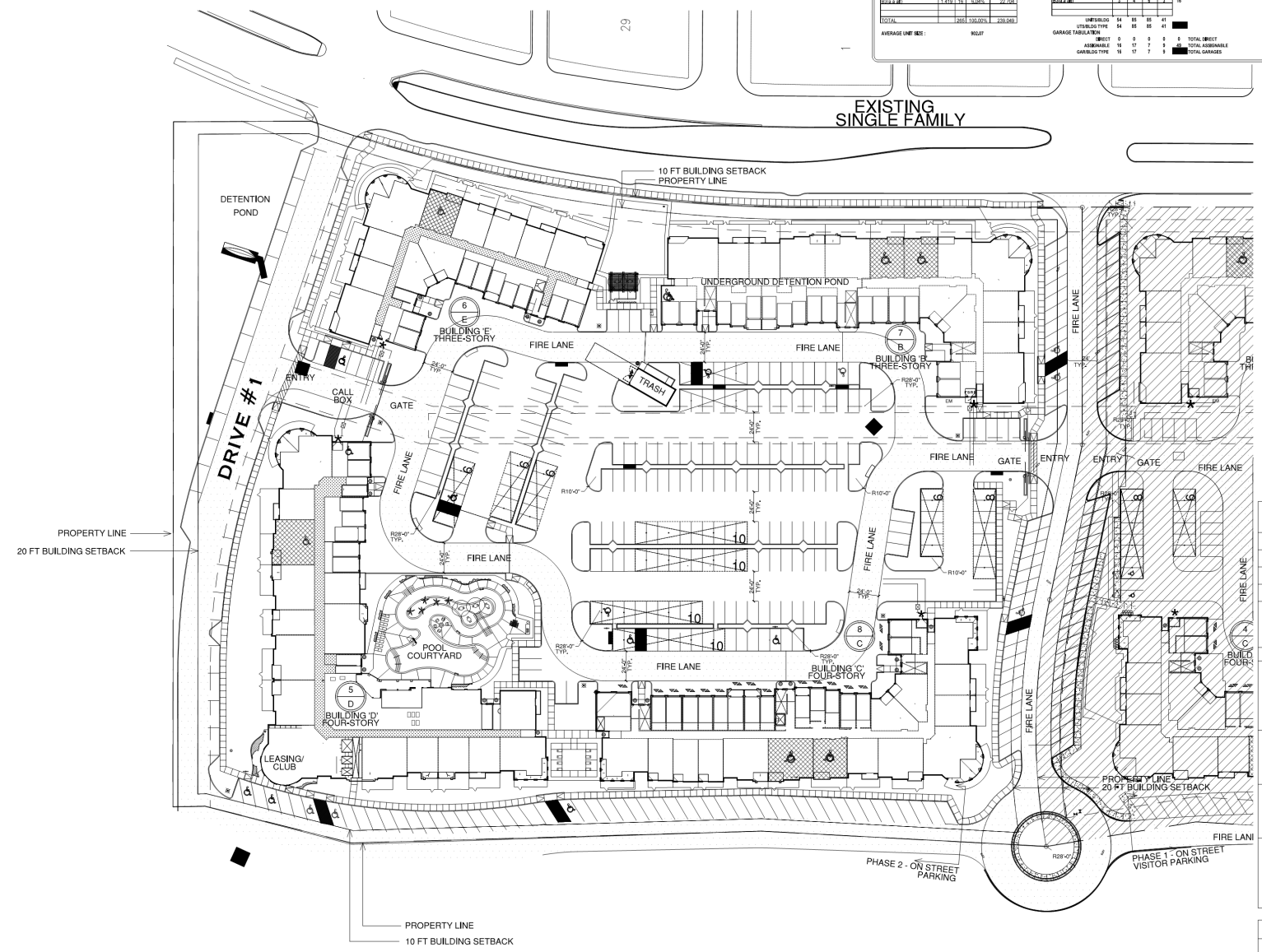
City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

Exhibit B - Site Plan
Page 1 of 1

Item9.

Carleton Grand Prairie MF					#20221
UNIT TABULATION				(08/30)	12-01-2020
TYPE	AREA	NO.	%	TOTAL AREA	
E1(a,b,b alt)	626	16	6.04%	10.016	65.28%
A1(a,b,b alt,c,d,d alt,e,f,g)	696	78	29.43%	54.210	
A2(a)	772	24	9.06%	18.528	
A3(a,b,b alt,c,d,d alt,e)	788	18	6.79%	14.184	
A3(a) ansi	788	4	1.51%	3.152	
A4(a)	873	1	0.38%	873	
A4(b,b alt,c)	891	20	7.55%	17.820	
A5(a,b,b alt)	983	12	4.53%	11.796	
B1(a,b,b alt,c,d,d alt,e,f,g)	1,090	52	19.62%	56.680	34.72%
B1(d) ansi	1,090	2	0.75%	2.180	
B2(a,b,c,d,e,f)	1,223	22	8.30%	26.906	
B3(a,a alt)	1,419	16	6.04%	22.704	
TOTAL		265	100.00%	239.049	
AVERAGE UNIT SIZE :				902.07	

NO. BLDGS	B	C	D	E	
E1(a,b,b alt)		12	4		16
A1(a,b,b alt,c,d,d alt,e,f,g)	16	28	23	11	78
A2(a)	6	8	4	6	24
A3(a,b,b alt,c,d,d alt,e)	7	3		8	18
A3(a) ansi	2	1		1	4
A4(a)			1		1
A4(b,b alt,c)	4	6	6	4	20
A5(a,b,b alt)		8	4		12
B1(a,b,b alt,c,d,d alt,e,f,g)	10	14	26	2	52
B1(d) ansi		1	1		2
B2(a,b,c,d,e,f)	6		10	6	22
B3(a,a alt)	3	4	6	3	16
UNITS/BLDG	54	85	85	41	
UTS/BLDG TYPE	54	85	85	41	
GARAGE TABULATION					
DIRECT	0	0	0	0	0 TOTAL DIRECT
ASSIGNABLE	16	17	7	9	49 TOTAL ASSIGNABLE
GAR/BLDG TYPE	16	17	7	9	TOTAL GARAGES

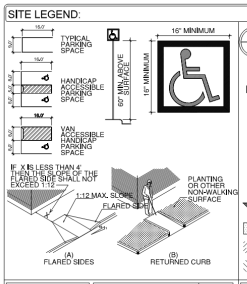


FUTURE RETAIL

0 25 50 100 150
GRAPHIC SCALE IN FEET

1 SITE PLAN-PHASE 2
SCALE= 1"= 40'-0"

SITE LEGEND:



BUILDING NUMBER
BUILDING TYPE
HANDICAP ACCESSIBLE
EM ELECTRICAL METER LOCATION (REF. TO MEP)
FIRE SPRINKLER ROOM & FDC LOCATIONS
BUILDING ORIENTATION
TRANSFORMER LOCATION (REF. TO MEP)
DENOTES DOOR LOCATION(PEDESTRIAN)
DENOTES ENTRY LOCATION(VEHICLE)
HATCH INDICATES 24 FT FIRELANE (TYP.)
20 FT. SANITARY SEWER EASEMENT
UNDERGROUND DETENTION POND

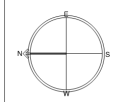
PARKING TABULATION | PROVIDED 406 SPACES 1.53 P/U

PARKING REQUIREMENTS:

1 BR - 1.25 SPACE PER D/U 217 SPACES REQ'D
2 BR - 2 SPACES PER D/U 184 SPACES REQ'D
PARKING BREAKDOWN: TOTAL 401 SPACES REQ'D
(TWO/AND AND WEIGHT NOT INCLUDED IN TOTAL COUNT)

SURFACE PARKING	148
HC SURFACE PARKING	9
CARPORT PARKING	78
HC CARPORT PARKING	3
PRIVATE GARAGE	46
HC PRIVATE GARAGE	1
VISITOR (ON STREET)	112
VISITOR HC (ON STREET)	6

SITE ORIENTATION



SITE DEVELOPMENT DATA

LEGAL DESCRIPTION: 8.646 ACRES (376.607 S.F.)
ZONING PD 294

DENSITY 31.2 DU/ACRE
270 DWELLING UNITS OVER 8.646 ACRES
- SITE IS OUTSIDE OF THE FLOOD ZONE.

PROJECT INFORMATION	
SITE ACREAGE	8.64 ACRES
ZONING DESIGNATION	MF-3
PROPOSED USE	MULTI FAMILY
TOTAL UNITS	265 UNITS
ONE BEDROOM'S	173 UNITS
TWO BEDROOM'S	92 UNITS
	265 UNITS
REQUIRED PARKING (PER GRAND PRAIRIE ARTICLE 10 & PD 294D)	
OVERALL PARKING	
1.25 SPACES PER 1BD UNIT (173 1BD)	217 SPACES
2 SPACES PER 2BD UNIT (92 2BD)	184 SPACES
	401 SPACES REQUIRED
TOTAL SPACES PROVIDED	406 SPACES
CARPORTS	
20% OF TOTAL PARKING (406 SPACES)	81 SPACES REQUIRED
TOTAL SPACES PROVIDED	81 SPACES
GARAGES (PER PD 294D)	
15% OF TOTAL PARKING (401 SPACES)	61 SPACES REQUIRED
TOTAL SPACES PROVIDED	47 SPACES

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON COMPANIES
4201 SPRING VALLEY RD, SUITE 800
DALLAS, TEXAS 75244
V-972-980-9810
CONTACT: JEFF FULENCHEK

PLANS PREPARED BY:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878
CONTACT: CHRIS MARTINO

03-12-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A1-01
PHASE II
SITE PLAN

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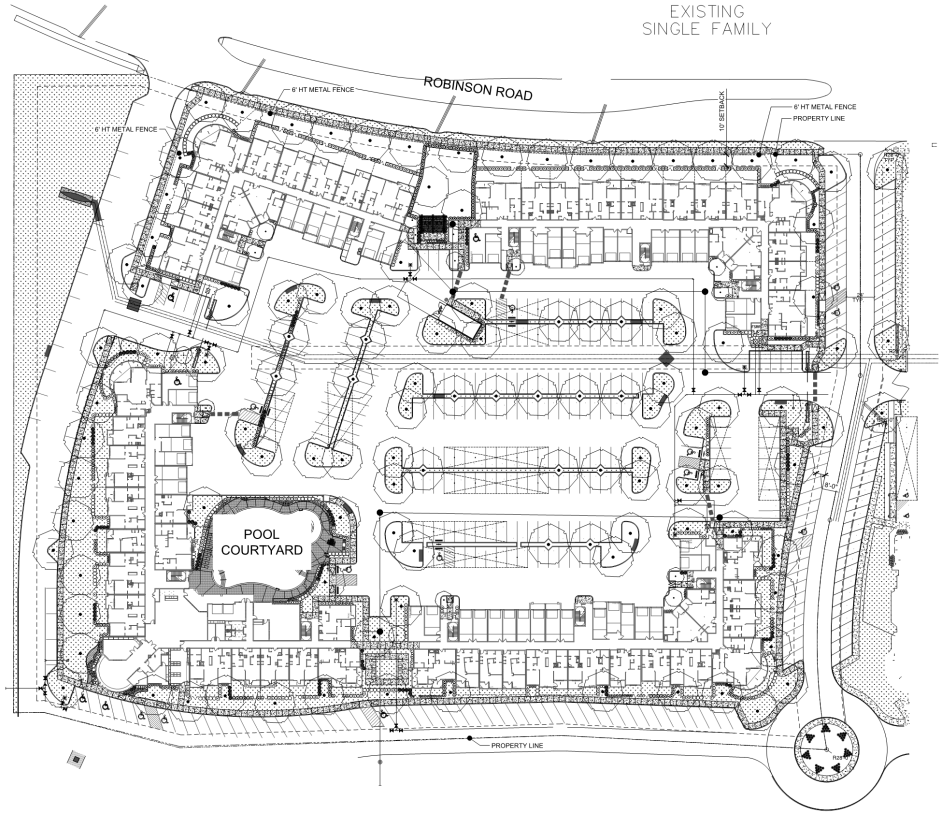


LANDSCAPE REQUIREMENTS		
SITE AREA (8.64 ACRES)		376,444.97 S.F.
	REQUIRED	PROVIDED
15% LANDSCAPE AREA 376,444.97 S.F. X 15% = 56,466.75 S.F.	56,466.75 S.F.	91,033 S.F.
1 TREE PER 500 S.F. OF REQ. LANDSCAPE AREA 56,466.75 S.F. / 500 = 113 TREES	113 TREES	94 TREES
1 SHRUB PER 50 S.F. OF REQ. LANDSCAPE AREA 56,466.75 S.F. / 50 = 1,129 SHRUBS	1,129 SHRUBS	1,230 SHRUBS
1 TREE PER 20 PARKING SPACES 377 PARKING SPACES / 20 = 18.85 TREES	19 TREES	YES
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. 3' HT. SOLID SHRUB HEDGE,BERM, FENCE, OR COMBINATION OF THESE.	YES	N/A (NO STREET FRONTAGE)

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SHADE TREES			
BC	Taxodium distichum	Bald Cypress	3" Cal. min.	10'- 12' Ht.
CE	Ulmus crassifolia	Cedar Elm	3" Cal. min.	10'- 12' Ht.
LA	Ulmus parvifolia	Lacebark Elm	3" Cal. min.	10'- 12' Ht.
LO	Quercus virginiana	Live Oak	3" Cal. min.	10'- 12' Ht.
BO	Quercus macrocarpa	Bur Oak	3" Cal. min.	10'- 12' Ht.
RO	Quercus shumardii	Shumard Oak	3" Cal. min.	10'- 12' Ht.
	ORNAMENTAL TREES			
CM	Lagerstroemia indica 'Dynamite Red'	Dynamite Red Crape Myrtle	8'- 10' Ht. 4'-5' Spread	3-5 canes, 1" cal. cane min.
SH	Ilex decidua	Possumhaw Holly	8'- 10' Ht. 4'-5' Spread	3-5 canes, 1" cal. cane min.
WM	Myrica cerifera	Wax Myrtle	8'- 10' Ht. 4'-5' Spread	3-5 canes, 1" cal. cane min.
	LARGE SHRUBS			
AB	Abelia grandiflora 'Edward Goucher'	Edward Goucher Abelia	5 Gal.	24" min. ht. 18" min spread
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	5 Gal.	24" min. ht. 18" min spread
PD	Loropetalum chinense 'Plum Delight'	Plum Delight Loropetalum	5 Gal.	24" min. ht. 18" min spread
TS	Leucophyllum frutescens	Texas Sage	5 Gal.	24" min. ht. 18" min spread
CL	Ternstroemia gymnanthera	Cleyera	5 Gal.	24" min. ht. 18" min spread
	SMALL SHRUBS			
AS	Salvia greggii	Autumn Sage	3 Gal.	12" min. ht. 18" min spread
AW	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.	12" min. ht. 18" min spread
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	3 Gal.	12" min. ht. 18" min spread
DY	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	12" min. ht. 18" min spread

IRRIGATION

A PERMANENTLY INSTALLED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE TOTAL WATER COVERAGE TO ALL PLANT MATERIALS INSTALLED PURSUANT TO THE 2009 TCEQ IRRIGATION CODE. ALL PLANTING AREAS TO BE IRRIGATED WITH DRIP SYSTEM. IRRIGATED SYSTEM TO BE DESIGNED BY LICENSED IRRIGATION DESIGNER. IRRIGATION WATER TO BE PROVIDED BY ON-SITE WELL. IRRIGATION SYSTEM WILL HAVE FREEZE SENSOR AND RAIN SENSOR.

LEGEND

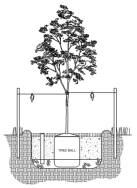
- TYPICAL CANOPY TREE 3" CALIPER MINIMUM QTY: 113
- TYPICAL ORNAMENTAL TREE QTY: 16
- TYPICAL 5 GAL. SHRUBS QTY: 913
- TYPICAL 3 GAL. SHRUBS QTY: 379

IRRIGATION REQUIREMENTS

A PERMANENTLY INSTALLED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE TOTAL WATER COVERAGE TO ALL PLANT MATERIALS INSTALLED PURSUANT TO THE 2009 TCEQ IRRIGATION CODE. ALL PLANTING AREAS TO BE IRRIGATED WITH DRIP SYSTEM. IRRIGATED SYSTEM TO BE DESIGNED BY LICENSED IRRIGATION DESIGNER. IRRIGATION SYSTEM WILL HAVE FREEZE SENSOR AND RAIN SENSOR. DESIGN WILL MEET REQUIREMENTS OF GRAND PRAIRIE UDC

GENERAL MAINTENANCE

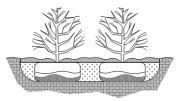
ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER VALUE.



REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAVES OUT).
ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
SET TREE VERTICAL. STAKE UP TO 3" CALIPER TREES WITH 2 EVENLY SPACED POSTS. FOR TREES HAVING MORE, STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN BY GUY WIRE BY TWISTING. PROTECT BRANCHES FROM WIRE WITH HOSE. WHERE WIRE CROSSES HOSE, PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING.
SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.
TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.
3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 4" DIAMETER MULCH RING AROUND TREES PLANTED IN TURF AREAS. FOR GROUND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT: PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE MULCH BEYOND LIMITS OF RIM FOR TREES LOCATED IN TURF AREAS.
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

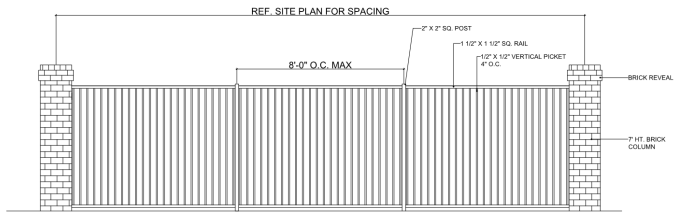
3 *TREE PLANTING DETAIL*
3" CAL MINIMUM N.T.S.

NOTES:
1) REMOVE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. SET ROOTBALL SLIGHTLY HIGHER THAN ADJACENT SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.
PLANT TOP OF ROOTBALL AT GRADE.
3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
REMOVE ALL PACKAGING MATERIAL FOR POT BOUND PLANTS ONLY. MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

4 *SHRUB PLANTING DETAIL*
N.T.S.



2 6'-0" HT. METAL PERIMETER FENCE ELEVATION
(TYPE 2) NTS

0 50 100
GRAPHIC SCALE IN FEET

N

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

CASE# S210304

Mata Design Group, Inc.
1755 n. collins, blvd #300
richardson, tx 75080
p: (972) 690-7474
e: hmeeks@mdgland.com

mdg landscape architects

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
01.20.2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

PERMIT SET

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878
hedk.com

DATE
10-20-2020

PROJECT
20221

SHEET NUMBER
SP0.01

LANDSCAPE PLAN

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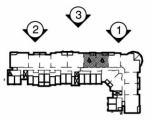
MATERIALS KEY		LEGEND	
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
STC	STUCCO		METAL AWNING
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE		3"X10" SCUPPERS AT 42" LOW WALLS
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING
		T.O.H.	TOP OF HEEL
		T.O.P.	TOP OF PLATE
		T.O.D.	TOP OF DECKING
		T.O.F.	TOP OF FOUNDATION

NOTES
- MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
- EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINICIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



3 PRIMARY ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	2,950 S.F.-	42%
STUCCO:	4,000 S.F.-	57%
SIDING:	100 S.F.-	1%
TOTAL:	7,050 S.F.-	100%
GLAZING:	2,454 S.F.-	26%

2 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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REGISTERED ARCHITECT STATE OF TEXAS 19492
02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II
265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214-520-8878 hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-10
BUILDING B
ELEVATIONS

B1- BRICK
MANUFACTURE: ACME
COLOR: STEEL GREY
SIZE: KING
TEXTURE: VELOUR

B2- BRICK
MANUFACTURE: ACME
COLOR: FIREWHEEL
SIZE: KING
TEXTURE: VELOUR

S1- SILVAWOOD
MANUFACTURE: SILVAWOOD
COLOR: BUTTERTART #261

P1- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
SW7068
ACCENT STUCCO

P2- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SILVERPOINTE
SW7653
STUCCO

P3- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TIMELESS TOUPE
SW9576
STUCCO

P4- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: ACCOLADE
SW9516
STUCCO

P5- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: PURE WHITE
SW7005
STUCCO AT CORNERS, BALCONY SIDING

P6- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: MOMENTUM
SW9530
WINDOW TRIM, DOOR TRIM, ALL OTHER TRIM.

A1 - AWNINGS
MANUFACTURE: BERRIDGE
COLOR: AGED BRONZE

W1- WINDOWS
MANUFACTURE: PLYGEM
COLOR:

D1- DOWNSPOUTS
MANUFACTURE: SENOX
COLOR: PAINT GRIP METALLIC 028

MATERIALS KEY

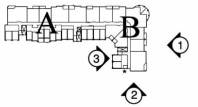
BRK	BRICK RUNNING BOND	
STC	STUCCO	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE	
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	
ROOF	METAL ROOF STANDING SEAM	

LEGEND

- DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
- METAL AWNING
- 3"X18" SCUPPERS AT 42" LOW WALLS
- ELECTRIC METER — ELECTRIC METER LOCATION
- OPAQUE GLAZING
- T.O.H. TOP OF HEEL
- T.O.P. TOP OF PLATE
- T.O.D. TOP OF DECKING
- T.O.F. TOP OF FOUNDATION

NOTES
*MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
*EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
*PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



3 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	620 S.F.-	36%
STUCCO:	990 S.F.-	57%
SIDING:	120 S.F.-	7%
TOTAL:	1,730 S.F.-	100%
GLAZING:	96 S.F.-	5%

2 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	850 S.F.-	40%
STUCCO:	1,280 S.F.-	60%
SIDING:	0 S.F.-	0%
TOTAL:	2,130 S.F.-	100%
GLAZING:	180 S.F.-	8%

1 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,280 S.F.-	39%
STUCCO:	1,950 S.F.-	59%
SIDING:	50 S.F.-	2%
TOTAL:	3,280 S.F.-	100%
GLAZING:	1,280 S.F.-	28%

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-11

BUILDING B
ELEVATIONS

B1 - BRICK
MANUFACTURE: ACME
COLOR: STEEL GREY
SIZE: KING
TEXTURE: VELOUR

B2- BRICK
MANUFACTURE: ACME
COLOR: FIREWHEEL
SIZE: KING
TEXTURE: VELOUR

S1 - SILVAWOOD
MANUFACTURE: SILVAWOOD
COLOR: BUTTERTART #261

P1 - PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
SW7068
ACCENT STUCCO

P2- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SILVERPOINTE
SW7653
STUCCO

P3- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TIMELESS TOUPE
SW9576
STUCCO

P4- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: ACCOLADE
SW9516
STUCCO

P5- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: PURE WHITE
SW7005
STUCCO AT CORNERS, BALCONY SIDING

P6- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: MOMENTUM
SW9530
WINDOW TRIM, DOOR TRIM, ALL OTHER TRIM.

A1 - AWNINGS
MANUFACTURE: BERRIDGE
COLOR: AGED BRONZE

W1- WINDOWS
MANUFACTURE: PLYGEM
COLOR:

D1- DOWNSPOUTS
MANUFACTURE: SENOX
COLOR: PAINT GRIP METALLIC 028

MATERIALS KEY

BRK	BRICK	RUNNING BOND
STC	STUCCO	
LPS	FIBER CEMENT LAP SIDING	5" EXPOSURE
WRS	FIBER CEMENT LAP SIDING WOOD TONE	RUSTIC SERIES
ROOF	METAL ROOF	STANDING SEAM

LEGEND

	DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
	METAL AWNING
	3'X16" SCUPPERS AT 42" LOW WALLS
ELECTRIC METER	ELECTRIC METER LOCATION
	OPAQUE GLAZING
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION

NOTES
*MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
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*PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	850 S.F.-	40%
STUCCO:	1,280 S.F.-	60%
SIDING:	0 S.F.-	0%
TOTAL:	2,130 S.F.-	100%
GLAZING:	180 S.F.-	8%

2 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	2,040 S.F.-	18%
STUCCO:	3,260 S.F.-	59%
SIDING:	170 S.F.-	3%
TOTAL:	5,470 S.F.-	100%
GLAZING:	1,060 S.F.-	16%

1 REAR ELEVATION
SCALE 1/8"=1'-0"

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-12

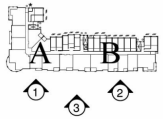
BUILDING B
ELEVATIONS

3 PRIMARY ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIALS KEY		LEGEND	
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
STC	STUCCO		METAL AWNING
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE		3"X16" SCUPPERS AT 42" LOW WALLS
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING
		T.O.H.	TOP OF HEEL
		T.O.P.	TOP OF PLATE
		T.O.D.	TOP OF DECKING
		T.O.F.	TOP OF FOUNDATION

NOTES
*MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
*EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINICIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
*PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	3,930 S.F.-	40%
STUCCO:	5,640 S.F.-	58%
SIDING:	160 S.F.-	2%
TOTAL:	9,730 S.F.-	100%
GLAZING:	3,618 S.F.-	27%

2 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

DRC CASE #: S210304	
PROJECT CONTACT INFORMATION:	
OWNER/DEVELOPER: CARLETON COMPANIES 4201 SPRING VALLEY RD, SUITE 800 DALLAS, TEXAS 75244 V-972-980-9810 CONTACT: JEFF FULENCHEK	PLANS PREPARED BY: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 V-214-520-8878 CONTACT: CHRIS MARTINO

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REVISIONS

THE SUTHERLAND - PHASE II
265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

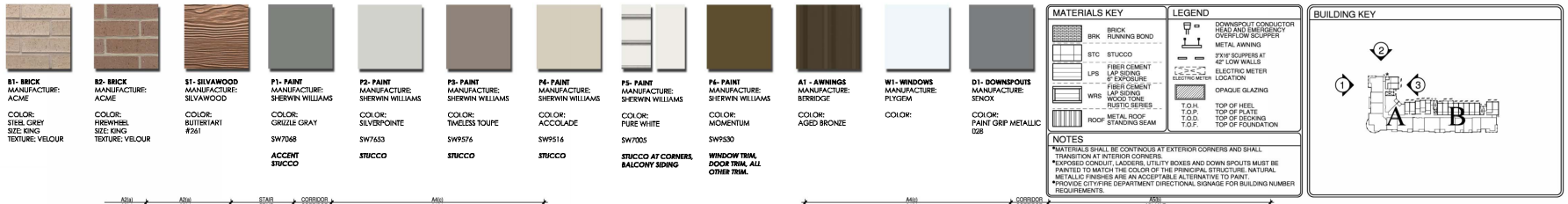
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedkarch.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-20

BUILDING C
ELEVATIONS



3 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	700 S.F.-	32%
STUCCO:	1,320 S.F.-	59%
SIDING:	200 S.F.-	9%
TOTAL:	2,220 S.F.-	100%
GLAZING:	136 S.F.-	6%

2 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,000 S.F.-	47%
STUCCO:	1,140 S.F.-	53%
SIDING:	0 S.F.-	0%
TOTAL:	2,140 S.F.-	100%
GLAZING:	630 S.F.-	23%

1 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,570 S.F.-	42%
STUCCO:	2,150 S.F.-	57%
SIDING:	50 S.F.-	1%
TOTAL:	3,770 S.F.-	100%
GLAZING:	1,278 S.F.-	25%

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214-520-8878 hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-21

BUILDING C
ELEVATIONS

MATCHLINE MATCHLINE

4 REAR ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	3,350 S.F.-	41%
STUCCO:	4,530 S.F.-	55%
SIDING:	370 S.F.-	4%
TOTAL:	8,250 S.F.-	100%
GLAZING:	1,660 S.F.-	17%

3 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,000 S.F.-	47%
STUCCO:	1,140 S.F.-	53%
SIDING:	0 S.F.-	0%
TOTAL:	2,140 S.F.-	100%
GLAZING:	630 S.F.-	23%

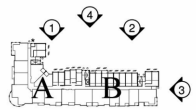
2 REAR ELEVATION
SCALE 1/8"=1'-0"

1 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIALS KEY		LEGEND	
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
STC	STUCCO		METAL AWNING
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE		3'X16" SCUPPERS AT 42" LOW WALLS
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING
		T.O.H.	TOP OF HEEL
		T.O.P.	TOP OF PLATE
		T.O.D.	TOP OF DECKING
		T.O.F.	TOP OF FOUNDATION

NOTES
- MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
- EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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Item9.

02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE 01-20-2021

PROJECT 20221

SHEET NUMBER A4-22

BUILDING C ELEVATIONS

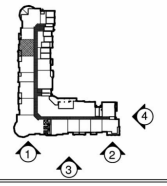
Item9.

MATCHLINE MATCHLINE

3 SIDE ELEVATION - OVERALL
SCALE 1/16"=1'-0"

MATERIALS KEY		LEGEND	
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
STC	STUCCO		METAL AWNING
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE		3"X16" SCUPPERS AT 42" LOW WALLS
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING
		T.O.H.	TOP OF HEEL
		T.O.P.	TOP OF PLATE
		T.O.D.	TOP OF DECKING
		T.O.F.	TOP OF FOUNDATION

BUILDING KEY



NOTES
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- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:	
BRICK:	3,044 S.F.- 43%
STUCCO:	3,854 S.F.- 54%
SIDING:	120 S.F.- 3%
TOTAL:	7,018 S.F.- 100%
GLAZING:	1,500 S.F.- 17%

2 SIDE ELEVATION
SCALE 1/8"=1'-0"

B1- BRICK
MANUFACTURE: ACME
COLOR: STEEL GREY
SIZE: KING
TEXTURE: VELOUR

B2- BRICK
MANUFACTURE: ACME
COLOR: FIREWHEEL
SIZE: KING
TEXTURE: VELOUR

P2- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SILVERPOINTE
SW7653
STUCCO

P3- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TIMELESS TOUPE
SW9576
STUCCO

4 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:	
BRICK:	950 S.F.- 45%
STUCCO:	1,154 S.F.- 55%
TOTAL:	2,104 S.F.- 100%
GLAZING:	342 S.F.- 13%

P4- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: ACCOLADE
SW9516
STUCCO

P5- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: PURE WHITE
SW7005
STUCCO AT CORNERS, BALCONY SIDING

S1- SILVAWOOD
MANUFACTURE: SILVAWOOD
COLOR: BUTTERTART #2161

P1- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
SW7068
ACCENT STUCCO

P6- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: MOMENTUM
SW9530
WINDOW TRIM, DOOR TRIM, ALL OTHER TRIM.

A1 - AWNINGS
MANUFACTURE: BERRIDGE
COLOR: AGED BRONZE

W1- WINDOWS
MANUFACTURE: PLYGEM
COLOR:

D1- DOWNSPOUTS
MANUFACTURE: SENOX
COLOR: PAINT GRIP METALLIC 028

MATCHLINE MATCHLINE

1 SIDE ELEVATION
SCALE 1/8"=1'-0"

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

REGISTERED ARCHITECT JASON DAVIS 29482 STATE OF TEXAS
02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II
265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001 INC-75001
214.520.8878

DATE 01-20-2021
PROJECT 20221
SHEET NUMBER A4-30
BUILDING D ELEVATIONS

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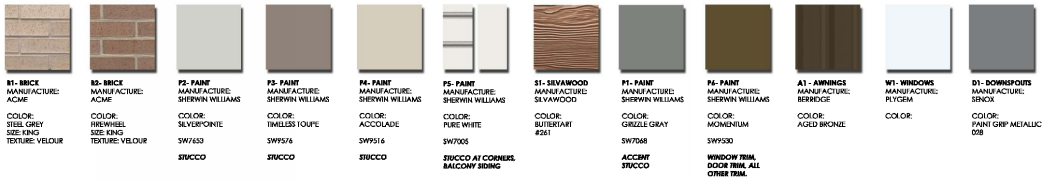


B1- BRICK
MANUFACTURE: ACME
COLOR: STEEL GREY
SIZE: KING
TEXTURE: VELOUR

B2- BRICK
MANUFACTURE: ACME
COLOR: HIGHWHEEL
SIZE: KING
TEXTURE: VELOUR

P2- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SILVERPOINTE
SW7653
STUCCO

P3- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TIMELESS TOUPE
SW9576
STUCCO

P4- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: ACCOLADE
SW9516
STUCCO

P5- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: PURE WHITE
SW7005
STUCCO AT CORNERS, BALCONY SIDING

S1- SILVAWOOD
MANUFACTURE: SILVAWOOD
COLOR: BUTTERTART #261

P1- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
SW7068
ACCENT STUCCO

P6- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: MOMENTUM
SW9530
WINDOW TRIM, DOOR TRIM, ALL OTHER TRIM.

A1 - AWNINGS
MANUFACTURE: BERRIDGE
COLOR: AGED BRONZE

W1- WINDOWS
MANUFACTURE: PLYGEM
COLOR:

D1- DOWNSPOUTS
MANUFACTURE: SENOX
COLOR: PAINT GRIP METALLIC 028

MATERIALS KEY

BRK	BRICK	RUNNING BOND
STC	STUCCO	
LPS	FIBER CEMENT LAP SIDING	9" EXPOSURE
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	
ROOF	METAL ROOF STANDING SEAM	

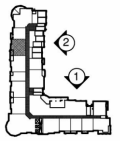
LEGEND

	DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
	METAL AWNING
	3"X10" SCUPPERS AT 42" LOW WALLS
ELECTRIC METER	ELECTRIC METER LOCATION
	OPAQUE GLAZING
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION

NOTES

*MATERIALS SHALL BE CONTINOUS AT EXTERIOR CORNERS AND SHALL TRANSITION AT INTERIOR CORNERS.
*EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINICIPAL STRUCTURE, NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
*PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



2 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	2,218 S.F.-	38%
STUCCO:	3,497 S.F.-	60%
SIDING:	60 S.F.-	2%
TOTAL:	5,775 S.F.-	100%
GLAZING:	935 S.F.-	13%

1 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,500 S.F.-	34%
STUCCO:	2,163 S.F.-	49%
SIDING:	758 S.F.-	17%
TOTAL:	4,421 S.F.-	100%
GLAZING:	820 S.F.-	13%

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:
CARLETON COMPANIES
4201 SPRING VALLEY RD, SUITE 800
DALLAS, TEXAS 75244
V-972-980-9810
CONTACT: JEFF FULENCHEK

PLANS PREPARED BY:
HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878
CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II
265 APARTMENTS IN GRAND PRAIRIE, TX FOR
CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-31
BUILDING D
ELEVATIONS

MATCHLINE MATCHLINE

3 PRIMARY ELEVATION - OVERALL
SCALE 1/16"=1'-0"

B3(a) ALT	A1(b)	B1(e)	B1(e)	E1(b)	B1(d) ALT
B3(a) ALT	A1(b)	B1(d)	B1(d)	E1(b)	B1(d)
B3(a)	A1(b) ALT	B1(d)	B1(d)	E1(b) ALT	B1(d)
B3(a)	A1(a)	B1(a) ANSI	B1(d)	E1(a)	B1(a)

1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

B1(d) ALT	B3(a) ALT	
B1(d)	B3(a) ALT	
B1(d)	LEASING/CLUB	
B1(a)	LEASING/CLUB	

2 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

A4(c)	B3(a) ALT
A4(c)	B3(a) ALT
A4(c)	B3(a)
A4(b) GAR	B3(a)

4 SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIALS KEY		LEGEND	
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER
STC	STUCCO		METAL AWNING
LPS	FIBER CEMENT LAP SIDING, 6" EXPOSURE		3"X16" SCUPPERS AT 42" LOW WALLS
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING
		T.O.H.	TOP OF HEEL
		T.O.P.	TOP OF PLATE
		T.O.D.	TOP OF DECKING
		T.O.F.	TOP OF FOUNDATION

NOTES
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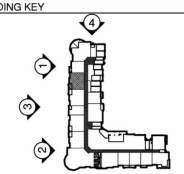
- EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DOWN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

BUILDING KEY



MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:	
BRICK:	936 S.F.- 36%
STUCCO:	1,593 S.F.- 61%
SIDING:	72 S.F.- 3%
TOTAL:	2,601 S.F.-100%
GLAZING:	344 S.F.- 11%

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214-520-8878 hedk.com

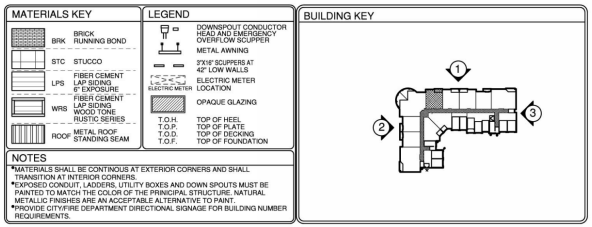
DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-32

BUILDING D
ELEVATIONS

3 SIDE ELEVATION
SCALE 1/8"=1'-0"



MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	679 S.F.-	35%
STUCCO:	1,289 S.F.-	65%
SIDING:	0 S.F.-	0%
TOTAL:	1,968 S.F.-	100%
GLAZING:	84 S.F.-	4%

1 PRIMARY ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,664 S.F.-	37%
STUCCO:	2,818 S.F.-	62%
SIDING:	71 S.F.-	1%
TOTAL:	4,553 S.F.-	100%
GLAZING:	804 S.F.-	15%

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	1,582 S.F.-	45%
STUCCO:	1,925 S.F.-	54%
SIDING:	48 S.F.-	1%
TOTAL:	3555 S.F.-	100%
GLAZING:	564 S.F.-	14%

2 SIDE ELEVATION
SCALE 1/8"=1'-0"

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II

265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

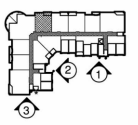
HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
01-20-2021

PROJECT
20221

SHEET NUMBER
A4-40
BUILDING E
ELEVATIONS

Item9.

MATERIALS KEY		LEGEND		BUILDING KEY
BRK	BRICK RUNNING BOND		DOWNSPOUT CONDUCTOR HEAD AND EMERGENCY OVERFLOW SCUPPER	
STC	STUCCO		METAL AWNING	
LPS	FIBER CEMENT LAP SIDING 6" EXPOSURE		3"X10" SCUPPERS AT 42" LOW WALLS	
WRS	FIBER CEMENT LAP SIDING WOOD TONE RUSTIC SERIES	ELECTRIC METER	ELECTRIC METER LOCATION	
ROOF	METAL ROOF STANDING SEAM		OPAQUE GLAZING	
		T.O.H.	TOP OF HEEL	
		T.O.P.	TOP OF PLATE	
		T.O.D.	TOP OF DECKING	
		T.O.F.	TOP OF FOUNDATION	

NOTES
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- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

2 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	584 S.F.-	35%
STUCCO:	1,026 S.F.-	60%
SIDING:	88 S.F.-	5%
TOTAL:	1,698 S.F.-	100%
GLAZING:	68 S.F.-	4%

3 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK:	621 S.F.-	32%
STUCCO:	1,320 S.F.-	68%
SIDING:	0 S.F.-	0%
TOTAL:	1,941 S.F.-	100%
GLAZING:	68 S.F.-	3%

1 REAR ELEVATION
SCALE 1/8"=1'-0"

MATERIAL REQUIREMENTS PER PD 294:	
MASONRY:	80% MIN.
OTHER MATERIALS: PER UDC APPENDIX F	20% MAX
STUCCO: (EXCLUSIVE OF MASONRY)	60% MAX

BUILDING MATERIALS:		
BRICK	884 S.F.-	30%
STUCCO:	1,926 S.F.-	66%
SIDING:	112 S.F.-	4%
TOTAL:	2,922 S.F.-	100%
GLAZING:	330 S.F.-	10%

DRC CASE #: S210304

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER:	PLANS PREPARED BY:
CARLETON COMPANIES	HEDK ARCHITECTS
4201 SPRING VALLEY RD, SUITE 800	4595 EXCEL PARKWAY
DALLAS, TEXAS 75244	ADDISON, TEXAS 75001
V-972-980-9810	V-214-520-8878
CONTACT: JEFF FULENCHEK	CONTACT: CHRIS MARTINO

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02-08-2021

REVISIONS

THE SUTHERLAND - PHASE II
265 APARTMENTS IN GRAND PRAIRIE, TX FOR CARLETON COMPANIES

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE 01-20-2021
PROJECT 20221
SHEET NUMBER A4-41
BUILDING E ELEVATIONS

Category 1: Environmentally-friendly building materials, construction techniques, or other features

Tier I (Pick Three)

- [X] i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- [ ] ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- [X] iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- [ ] iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development.
- [ ] v. Permeable pavement for 10% or more of total paving.
- [ ] vi. Electric car charging station (minimum 2).
- [✓] vii. High efficiency windows on residential and common buildings.
- [ ] viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.

Tier II (Pick Four)

- [ ] i. Integration of commercial/retail/office space or live-work units.
- [ ] ii. Permeable pavement for 5% or more of total paving.
- [✓] iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- [ ] iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- [ ] v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- [ ] vi. Qualified recycling program available to every resident.
- [ ] vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
- [ ] viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.

Tier III (Pick Five)

- [ ] i. Additional insulation.
- [✓] ii. LED or low-wattage lighting.
- [✓] iii. Bicycle parking.
- [✓] iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- [ ] v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- [ ] vi. Solar-ready building design.
- [✓] vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
- [✓] viii. Big and small dog parks.

Category 2: High-quality features or designs

Tier I (Pick Four)

- [✓] i. Granite countertops or similar in kitchens and bathrooms.
- [X] ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting.
- [ ] iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- [X] iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- [X] v. Upgraded cabinetry.

Tier II (Pick Five)

- [ ] i. Arched forms separating rooms and living spaces.
- [X] ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- [✓] iii. Walk-in closets.
- [ ] iv. Jetted bathtubs.
- [X] v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- [✓] vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).
- [ ] vii. 8 foot doors leading to each room of a unit.

Category 3: Technology (Provide All)

- [✓] a. Integrated USB ports within all units.
- [✓] b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- [✓] c. Internet enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- [✓] d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

February 09th, 2021

RE: The Sutherland – Phase II
Job Number: 20221

To whom it concerns,

The following provides a list of amenities provided on the Sutherland Phase II apartment complex per Appendix W: Residential Development Standards.

Environmental Friendly Building Materials

Tier 1

- Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements
- High efficiency windows on residential and common buildings
- Apartments are expected to use Smart thermostats which automatically controls the temperature to reduce energy loads during the day or at times of peak energy usage

Technology

- Integrated USB ports within all units;
- App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics;
- Internet communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues;
- Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

Some additional amenities for the residents include:

- A business center with computer and printer/scanner for residents to be able achieve better "working from home" amenities.
- Big and small dog parks
- Outdoor Community Features – BBQ grills, Boce Ball and Corn Hole courts, upgraded pool amenities, and landscaping.

We are striving to provide a quality multi-family complex that will be a great addition to the community.

Sincerely,

Jaron Daily C.O.O.
HEDK Architects

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z180602A – Zoning Change – EpicCentral (City Council District 2). Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use. Lots 1, 2, 3, and 4, Block 1, Lots 1 and 4, Block 2, Lot 2R, Block 3, Central Park Addition, and Lot 3R, Block 2, Lot 1, Block 3, Lot 2R, Block 3, and Lot 1R, Block 4 of Epic Central Phase III, and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH 161 Corridor Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change to amend Planned Development District 390 to add Amusement Services as an allowed use.

PURPOSE OF REQUEST:

The purpose of the request is to amend an existing planned development district to add Amusement Services as an allowed use. The Unified Development Code defines Commercial Amusement Services below:

- ***Amusements, Commercial (Indoors):*** An enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, indoor amusements such as penny arcades, pool halls, bingo parlors and video arcades.

- ***Amusements, Commercial (Outdoors):*** A non-enclosed facility which provides amusement or entertainment for a fee or admission charge including, but not limited to, outdoor amusements such as golf driving range; outdoor zoo; pitch and putt course; archery softball, baseball, miniature golf and similar outdoor activities, but not including go-cart racing, drag strips, or auto racing.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

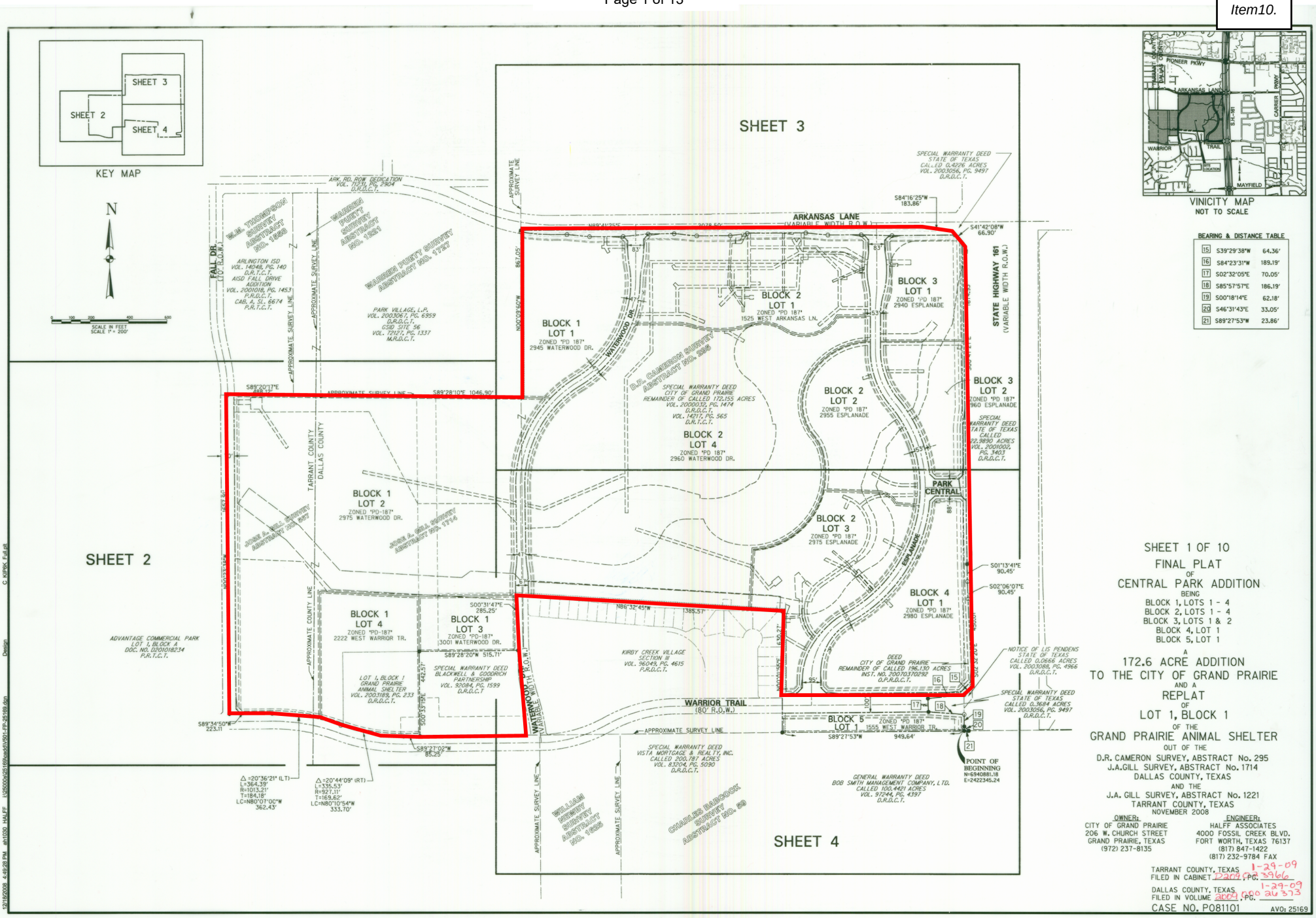
Direction	Zoning	Existing Use
North	LI	Industrial and Commercial (Living Spaces, Solo Cup)
	MF-1	Multi-Family Residential
	PD-341	Multi-Family Residential
	C	Institutional (Remynse Elementary School)
South	PD-364	Undeveloped, Main Event
	PD-127	Single Family Residential
	PD-59	Undeveloped
	PD-58	Undeveloped, Office/Warehouse
West	MF-1	Multi-Family Residential
	PD-241A	Industrial (Fresh Express)
East	PD-273A	Undeveloped, Restaurant and Retail
	PD-273A	Institutional (Dubiski Career High School)

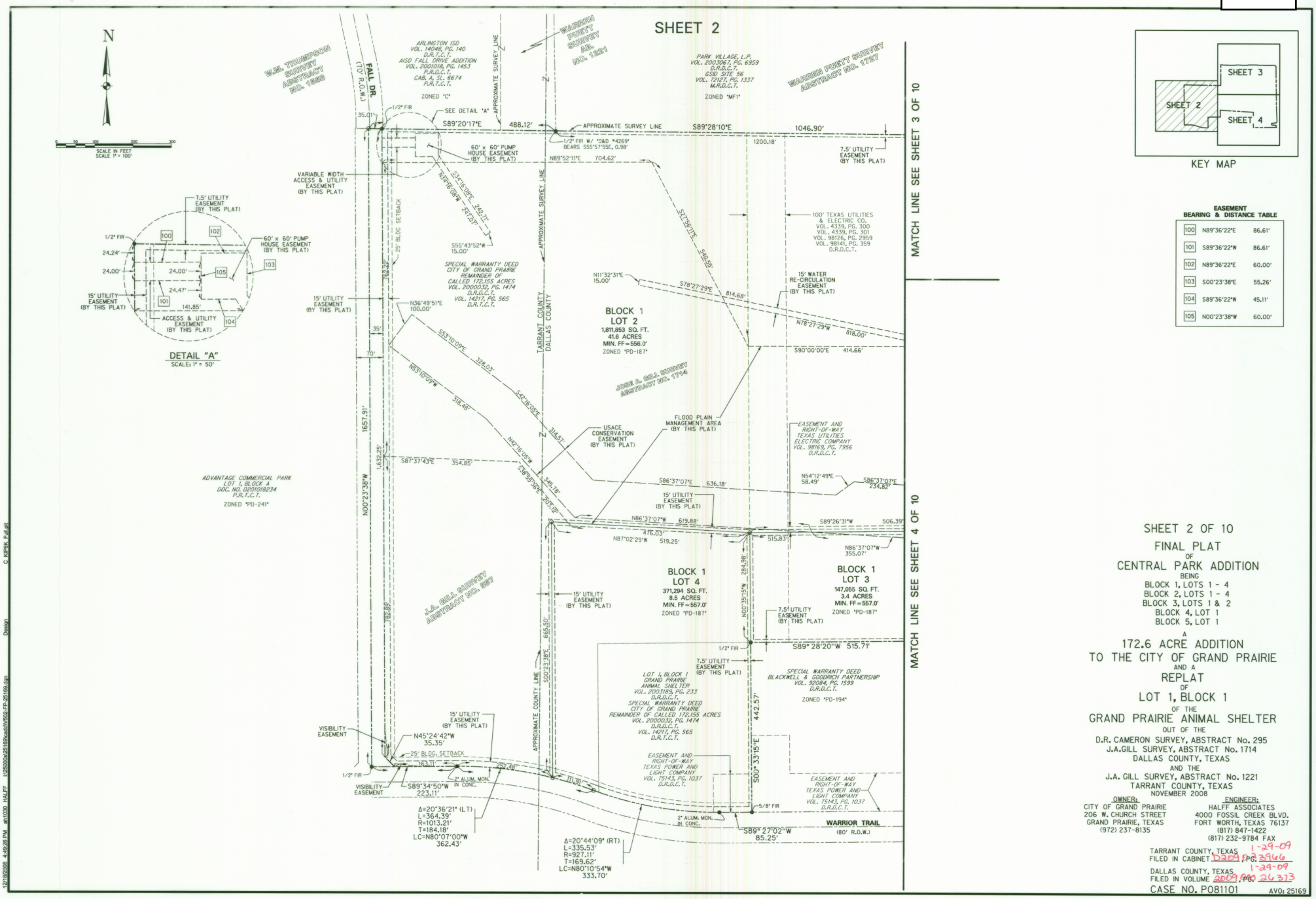
HISTORY:

- July 16, 2019: City Council approved a zoning change and concept plan creating PD-390, a planned development district for hotel, office, restaurant, multi-family, and entertainment uses.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval. The proposed amendment will allow for the future development of an indoor family amusement facility (Boulder Adventure Park).


SHEET 1 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008
OWNER:
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135
ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 847-1422
(817) 232-9784 FAX
TARRANT COUNTY, TEXAS
FILED IN CABINET A209, PG. 3966
1-29-09
DALLAS COUNTY, TEXAS
FILED IN VOLUME 2004, PG. 26333
1-29-09
CASE NO. P081101
AVO: 25169
SHEET 2
SHEET 3
SHEET 4
KEY MAP
VINICITY MAP
NOT TO SCALE
BEARING & DISTANCE TABLE
15 S39°29'38"W 64.36'
16 S84°23'31"W 189.19'
17 S02°32'05"E 70.05'
18 S85°57'57"E 186.19'
19 S00°18'14"E 62.18'
20 S46°31'43"E 33.05'
21 S89°27'53"W 23.86'
ARKANSAS LANE
(VARIABLE WIDTH R.O.W.)
STATE HIGHWAY 161
(VARIABLE WIDTH R.O.W.)
WARRIOR TRAIL
(80' R.O.W.)
WATERWOOD DR.
FALL DR.
(70' R.O.W.)
PARK CENTRAL
BLOCK 1 LOT 1 ZONED "PD 187" 2945 WATERWOOD DR.
BLOCK 1 LOT 2 ZONED "PD-187" 2975 WATERWOOD DR.
BLOCK 1 LOT 3 ZONED "PD-187" 3001 WATERWOOD DR.
BLOCK 1 LOT 4 ZONED "PD-187" 2222 WEST WARRIOR TR.
BLOCK 2 LOT 1 ZONED "PD 187" 1525 WEST ARKANSAS LN.
BLOCK 2 LOT 2 ZONED "PD 187" 2955 ESPLANADE
BLOCK 2 LOT 3 ZONED "PD 187" 2975 ESPLANADE
BLOCK 2 LOT 4 ZONED "PD 187" 2960 WATERWOOD DR.
BLOCK 3 LOT 1 ZONED "PD 187" 2940 ESPLANADE
BLOCK 3 LOT 2 ZONED "PD 187" 960 ESPLANADE
BLOCK 4 LOT 1 ZONED "PD 187" 2980 ESPLANADE
BLOCK 5 LOT 1 ZONED "PD 187" 1555 WEST WARRIOR TR.
POINT OF BEGINNING N=6940881.18 E=2422345.24
S89°27'53"W 949.64'
S89°27'02"W 85.25'
S89°34'50"W 223.11'
S89°28'20"W 515.71'
S89°28'10"E 1046.90'
S89°20'17"E 388.13'
N86°32'45"W 385.57'
S00°31'47"E 285.25'
S00°33'19"E 442.57'
N00°09'50"W 867.05'
S84°16'25"W 183.86'
S41°42'08"W 66.90'
S01°13'41"E 90.45'
S02°06'07"E 90.45'
ARK. RD. ROW DEDICATION VOL. 7131, PG. 2904 D.R.D.C.T.
W.M. THOMPSON SURVEY ABSTRACT NO. 1650
WARREN PUITT SURVEY ABSTRACT NO. 1221
WARREN PUITT SURVEY ABSTRACT NO. 1727
D.R. CAMERON SURVEY ABSTRACT NO. 295
JOSE A. GILL SURVEY ABSTRACT NO. 1714
JOSE A. GILL SURVEY ABSTRACT NO. 1221
WILLIAM HENRY SURVEY ABSTRACT NO. 1635
CHARLES BADGOCK SURVEY ABSTRACT NO. 60
ARLINGTON ISD VOL. 14048, PG. 140 D.R.T.C.T.
AISD FALL DRIVE ADDITION VOL. 2001018, PG. 1453 P.R.D.C.T. CAB. A, SL. 6674 P.R.T.C.T.
PARK VILLAGE, L.P. VOL. 7003067, PG. 6959 D.R.D.C.T. CSD SITE 56 VOL. 72127, PG. 1337 M.R.D.C.T.
SPECIAL WARRANTY DEED CITY OF GRAND PRAIRIE REMAINDER OF CALLED 172.155 ACRES VOL. 2000032, PG. 1474 D.R.D.C.T. VOL. 14217, PG. 565 D.R.T.C.T.
SPECIAL WARRANTY DEED STATE OF TEXAS CALLED 0.4226 ACRES VOL. 2003056, PG. 9497 D.R.D.C.T.
SPECIAL WARRANTY DEED STATE OF TEXAS CALLED 22.9890 ACRES VOL. 2001002, PG. 3403 D.R.D.C.T.
DEED CITY OF GRAND PRAIRIE REMAINDER OF CALLED 196.130 ACRES INST. NO. 20070210292 D.R.P.D.C.T.
NOTICE OF LIS PENDENS STATE OF TEXAS CALLED 0.0666 ACRES VOL. 2003088, PG. 4966 D.R.D.C.T.
SPECIAL WARRANTY DEED STATE OF TEXAS CALLED 0.3684 ACRES VOL. 2003056, PG. 9497 D.R.D.C.T.
SPECIAL WARRANTY DEED BLACKWELL & GOODRICH PARTNERSHIP VOL. 92084, PG. 1599 D.R.D.C.T
SPECIAL WARRANTY DEED VISTA MORTGAGE & REALTY, INC. CALLED 200.787 ACRES VOL. 83204, PG. 5090 D.R.D.C.T.
GENERAL WARRANTY DEED BOB SMITH MANAGEMENT COMPANY, LTD. CALLED 100.4421 ACRES VOL. 97244, PG. 4397 D.R.D.C.T.
KIRBY CREEK VILLAGE SECTION III VOL. 96049, PG. 4615 P.R.D.C.T.
ADVANTAGE COMMERCIAL PARK LOT 1, BLOCK A DOC. NO. D201018234 P.R.T.C.T.
LOT 1, BLOCK 1 GRAND PRAIRIE ANIMAL SHELTER VOL. 2003189, PG. 233 D.R.D.C.T.
TARRANT COUNTY
DALLAS COUNTY
APPROXIMATE SURVEY LINE
APPROXIMATE COUNTY LINE
Δ=20°36'21" (LT) L=364.39' R=1013.21' T=184.18' LC=N80°07'00"W 362.43'
Δ=20°44'09" (RT) L=335.53' R=927.11' T=169.62' LC=N80°10'54"W 333.70'
SCALE IN FEET
SCALE 1" = 200'



SHEET 2 OF 10

FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008

OWNER:
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135

ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
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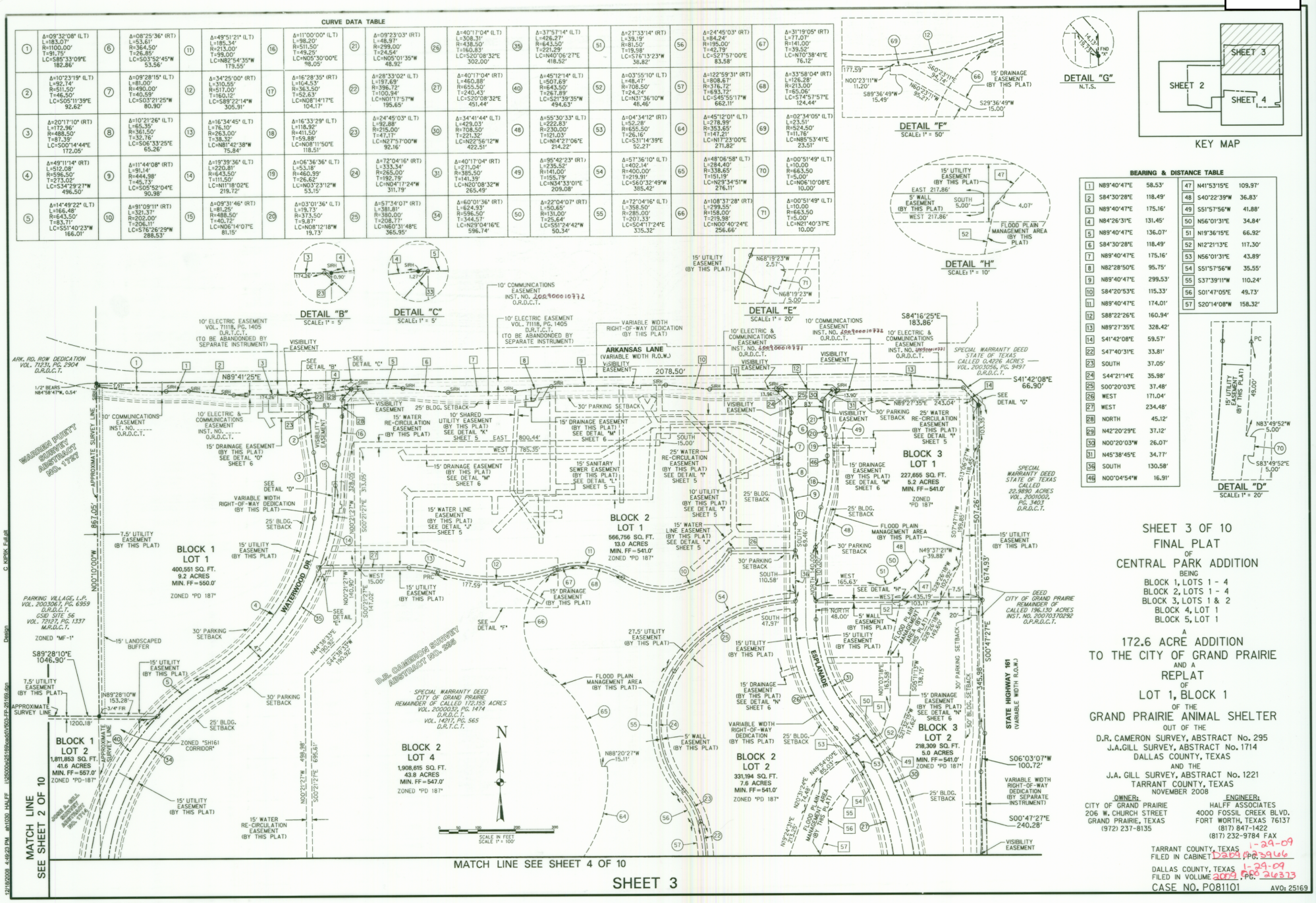
(817) 232-9784 FAX

TARRANT COUNTY, TEXAS
FILED IN CABINET D209 PG. 23966 1-29-09
DALLAS COUNTY, TEXAS
FILED IN VOLUME 2009 PG. 26373 1-29-09
CASE NO. P081101 AVO: 25169



SHEET 3 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008

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ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
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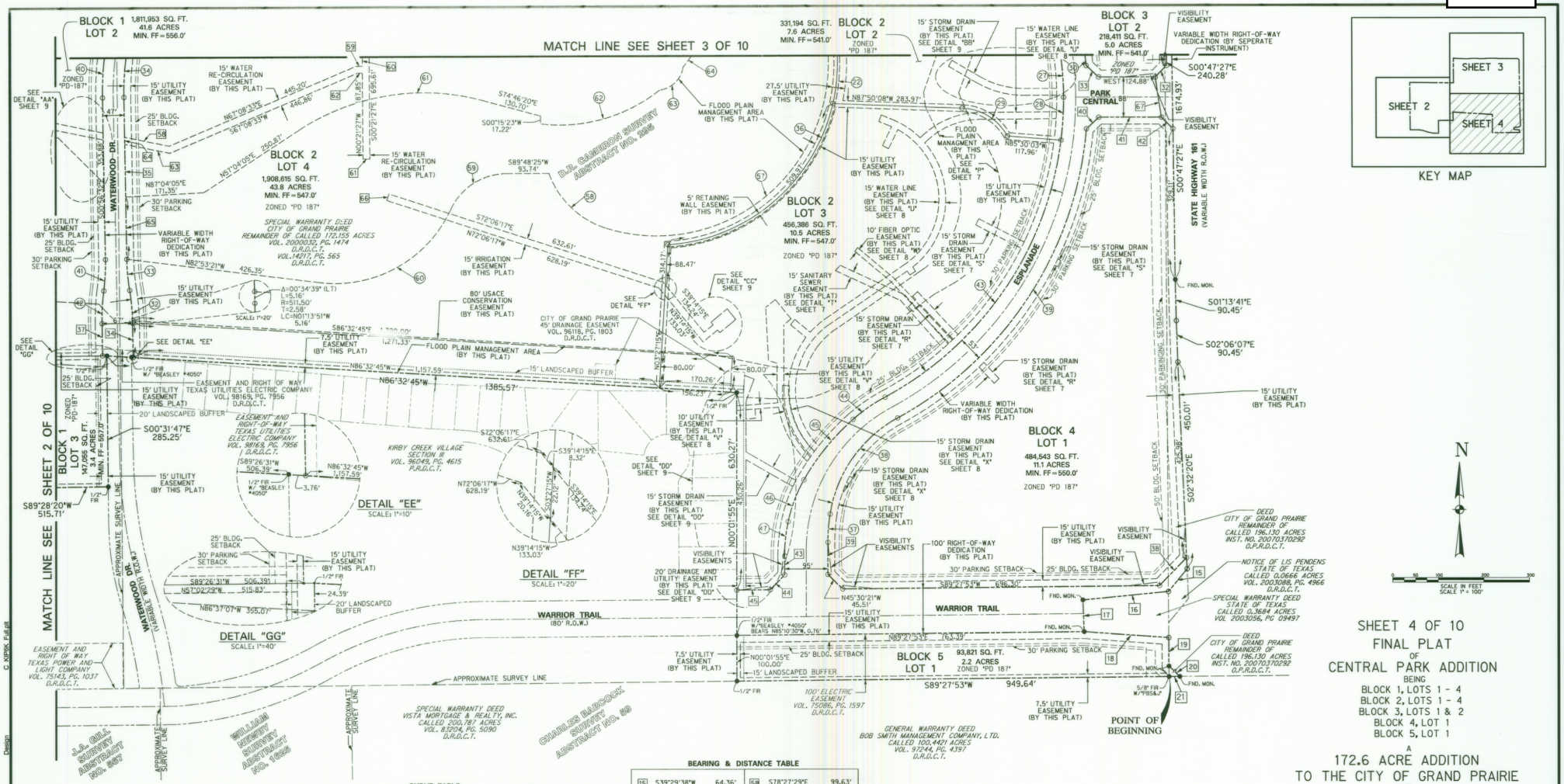
(817) 232-9784 FAX

TARRANT COUNTY, TEXAS
FILED IN CABINET D209 PG. 23966 1-29-09
DALLAS COUNTY, TEXAS
FILED IN VOLUME 2009 PG. 26333 1-29-09
CASE NO. P081101 AVO: 25169



CURVE TABLE

22	Δ=28°33'02" (LT) L=197.22' R=396.72' T=100.94' LC=N01°17'57"W 195.65'	32	Δ=08°06'35" (LT) L=72.40' R=511.50' T=36.26' LC=N04°59'49"W 72.34'	38	Δ=52°45'59" (RT) L=265.69' R=288.50' T=143.11' LC=N35°26'35"E 256.40'	43	Δ=54°46'08" (RT) L=707.84' R=740.50' T=383.58' LC=S34°39'40"W 681.20'	57	Δ=122°59'31" (RT) L=808.67' R=376.72' T=693.72' LC=S45°55'17"W 662.11'	62	Δ=45°11'19" (LT) L=278.92' R=353.65' T=147.17' LC=N74°22'40"E 271.75'
27	Δ=40°17'04" (RT) L=460.88' R=655.50' T=240.43' LC=S20°08'32"E 451.44'	33	Δ=08°06'35" (RT) L=69.14' R=488.50' T=34.63' LC=N04°59'49"W 69.08'	39	Δ=56°50'16" (LT) L=787.16' R=793.50' T=429.38' LC=N33°24'27"E 755.28'	44	Δ=13°01'43" (LT) L=85.61' R=376.50' T=42.99' LC=S55°31'53"W 85.43'	58	Δ=52°43'52" (RT) L=179.46' R=195.00' T=96.65' LC=N46°13'01"W 173.20'	63	Δ=74°07'06" (LT) L=78.03' R=60.32' T=45.55' LC=N45°53'01"E 72.70'
28	Δ=07°16'36" (LT) L=94.04' R=740.50' T=47.09' LC=S03°38'18"W 93.98'	34	Δ=60°01'36" (RT) L=624.93' R=596.50' T=344.57' LC=N29°04'16"E 596.74'	40	Δ=45°12'14" (LT) L=507.69' R=643.50' T=267.89' LC=S21°39'35"W 494.63'	45	Δ=19°09'39" (LT) L=171.06' R=511.50' T=86.33' LC=S39°26'12"W 170.26'	59	Δ=64°42'19" (LT) L=152.46' R=135.00' T=85.52' LC=S57°27'15"W 144.49'	64	Δ=45°12'01" (LT) L=278.99' R=353.65' T=147.21' LC=N17°23'00"E 271.82'
29	Δ=58°42'57" (LT) L=122.31' R=119.35' T=67.14' LC=N58°28'39"W 117.03'	36	Δ=102°12'10" (RT) L=707.66' R=396.72' T=491.69' LC=S35°31'37"W 617.50'	41	Δ=08°06'35" (RT) L=69.14' R=488.50' T=34.63' LC=S03°06'46"W 69.08'	46	Δ=11°54'49" (LT) L=97.39' R=311.50' T=49.10' LC=S20°53'58"W 96.99'	60	Δ=72°00'33" (RT) L=351.90' R=280.00' T=203.47' LC=S61°06'23"W 329.20'		
30	Δ=34°41'44" (LT) L=429.03' R=708.50' T=221.32' LC=N22°56'12"W 422.51'	37	Δ=09°03'35" (RT) L=61.43' R=388.50' T=30.78' LC=N04°31'48"E 61.37'	42	Δ=08°06'35" (LT) L=72.40' R=511.50' T=36.26' LC=S03°06'46"W 72.34'	47	Δ=11°56'34" (LT) L=75.35' R=361.50' T=37.81' LC=S05°58'17"W 75.21'	61	Δ=48°09'35" (RT) L=420.27' R=500.00' T=223.45' LC=N81°08'52"E 408.01'		

BEARING & DISTANCE TABLE

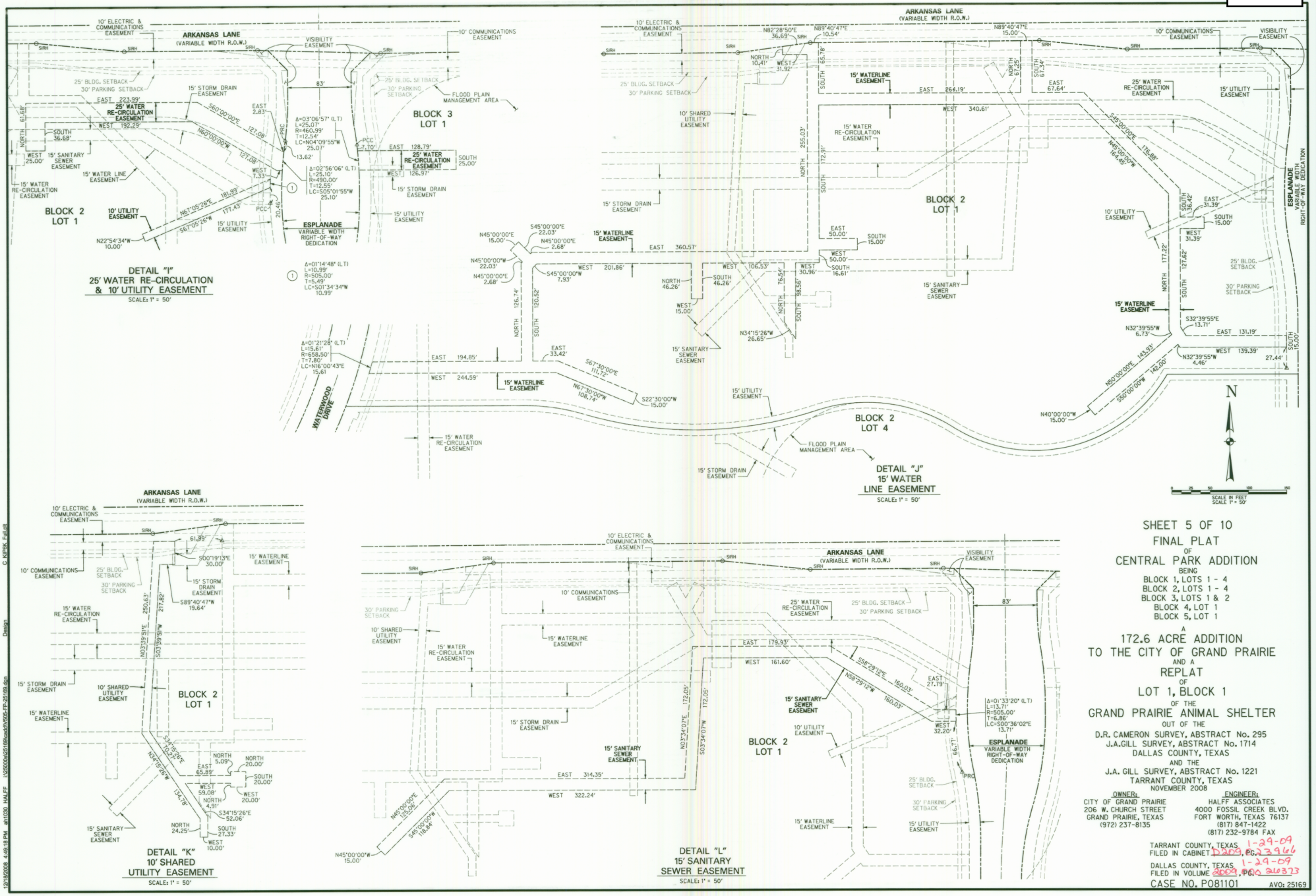
15	S39°29'38"W	64.36'	58	S78°27'29"E	99.63'
16	S84°23'31W	189.19'	59	N89°38'33"E	14.00'
17	S02°32'05"E	70.05'	60	N00°21'27"W	498.98'
18	S85°57'57"E	186.19'	61	S89°38'33"W	15.00'
19	S00°18'14"E	62.18'	62	S89°38'33"W	11.01'
20	S46°31'43"E	33.05'	63	N78°27'29"W	100.95'
21	S89°27'53"W	23.86'	64	N00°56'32"W	15.36'
32	S44°36'17"W	35.11'	65	N00°56'32"W	136.05'
33	N47°15'08"W	36.83'	66	N17°53'43"E	15.00'
34	N00°56'32"W	75.08'	67	N08°32'27"E	88.99'
35	N00°56'32"W	353.88'			
37	S00°56'32"E	70.59'			
38	S44°27'53"W	84.85'			
39	NORTH	70.07'			
40	N47°00'50"E	36.67'			
41	EAST	137.96'			
42	S45°23'43"E	35.60'			
43	SOUTH	41.15'			
44	S44°29'13"W	45.56'			
45	S89°27'53"W	73.27'			

SHEET 4 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008

OWNER:
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135

ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 847-1422
(817) 232-9784 FAX

TARRANT COUNTY, TEXAS FILED IN CABINET D204 PG. 39966 1-29-09
DALLAS COUNTY, TEXAS FILED IN VOLUME 2009 PAGE 26373 1-29-09
CASE NO. P081101 AVO: 25169



SHEET 5 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
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LOT 1, BLOCK 1
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GRAND PRAIRIE ANIMAL SHELTER
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DALLAS COUNTY, TEXAS
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NOVEMBER 2008

OWNER:
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(817) 232-9784 FAX

TARRANT COUNTY, TEXAS
FILED IN CABINET D209, PG. 1-29-09 223966

DALLAS COUNTY, TEXAS
FILED IN VOLUME 2009, PG. 1-29-09 210373

CASE NO. P081101
AVO: 25169

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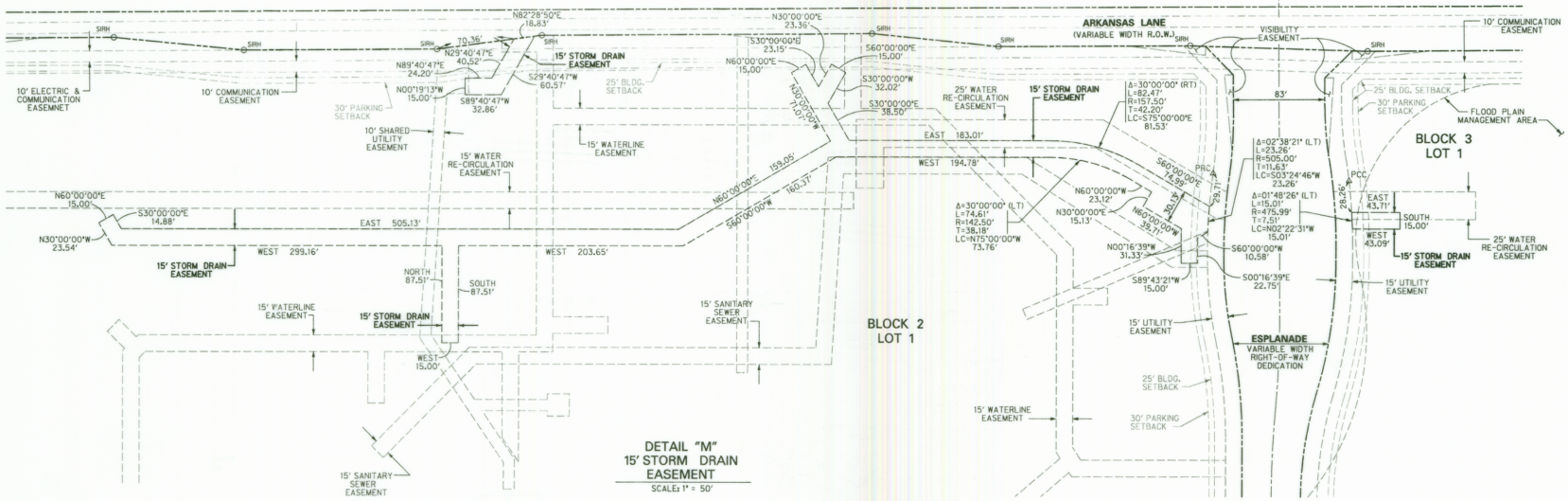
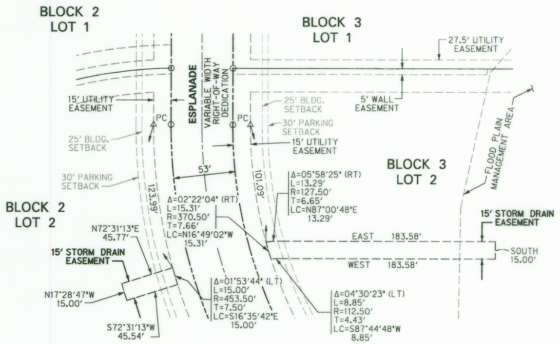
Item10.



DETAIL "M"
15' STORM DRAIN EASEMENT
SCALE: 1" = 50'



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15' STORM DRAIN EASEMENT
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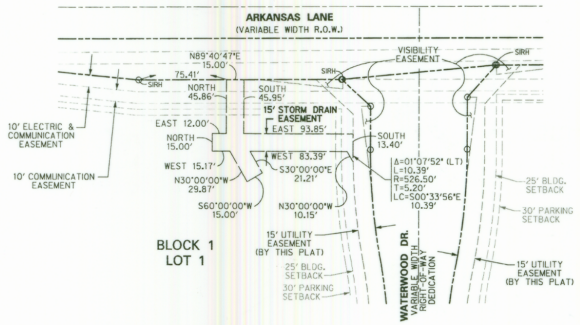

DETAIL "O"
15' STORM DRAIN EASEMENT
SCALE: 1" = 50'

SHEET 6 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
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LOT 1, BLOCK 1
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D.R. CAMERON SURVEY, ABSTRACT No. 295
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DALLAS COUNTY, TEXAS
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TARRANT COUNTY, TEXAS
NOVEMBER 2008

OWNER:
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206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135

ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 847-1422
(817) 232-9784 FAX

TARRANT COUNTY, TEXAS 1-29-09
FILED IN CABINET D209, PG. 82 3966
DALLAS COUNTY, TEXAS 1-29-09
FILED IN VOLUME 2009, PG. 00 26373
CASE NO. P081101
AVO: 25169

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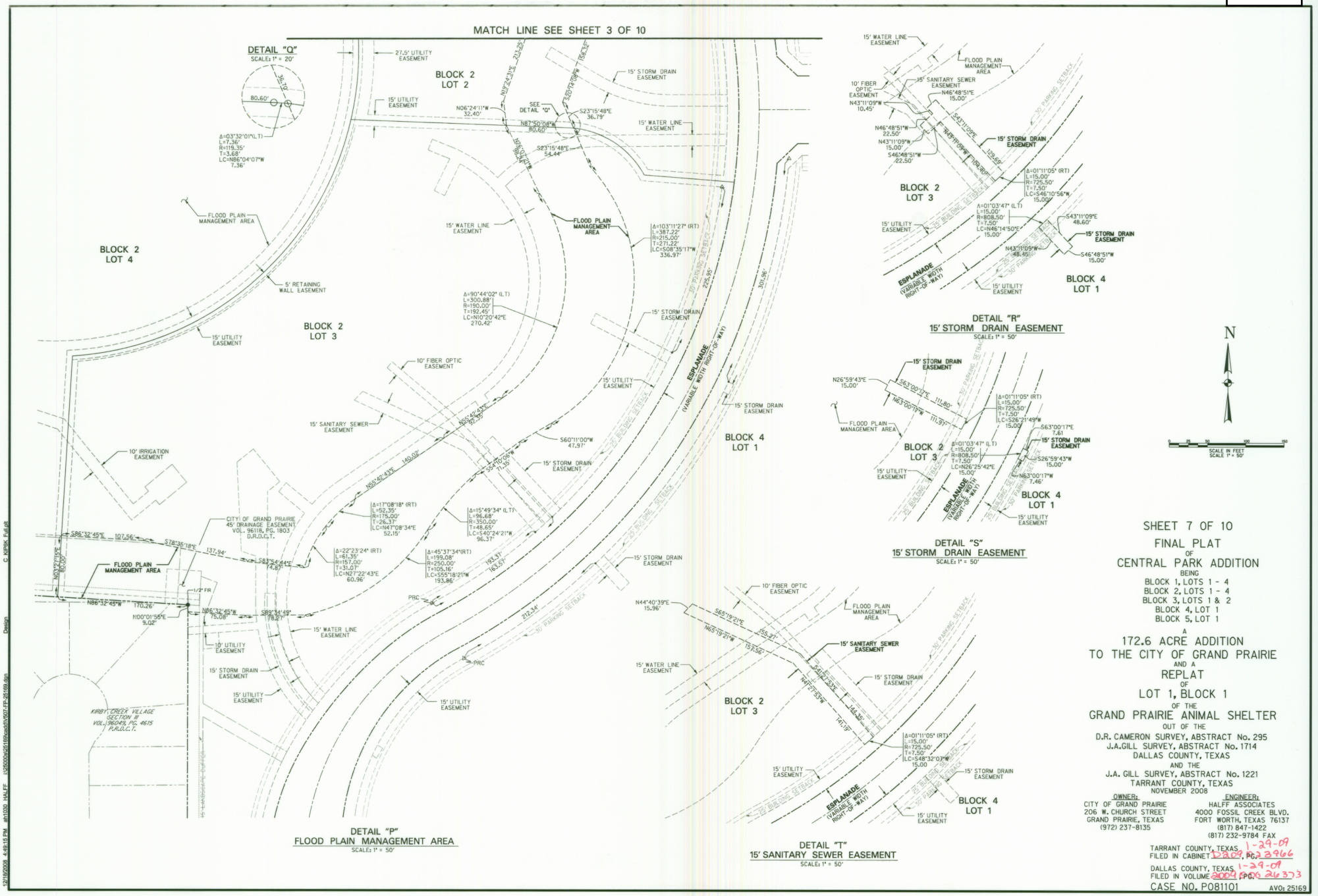

SHEET 7 OF 10

FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
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REPLAT
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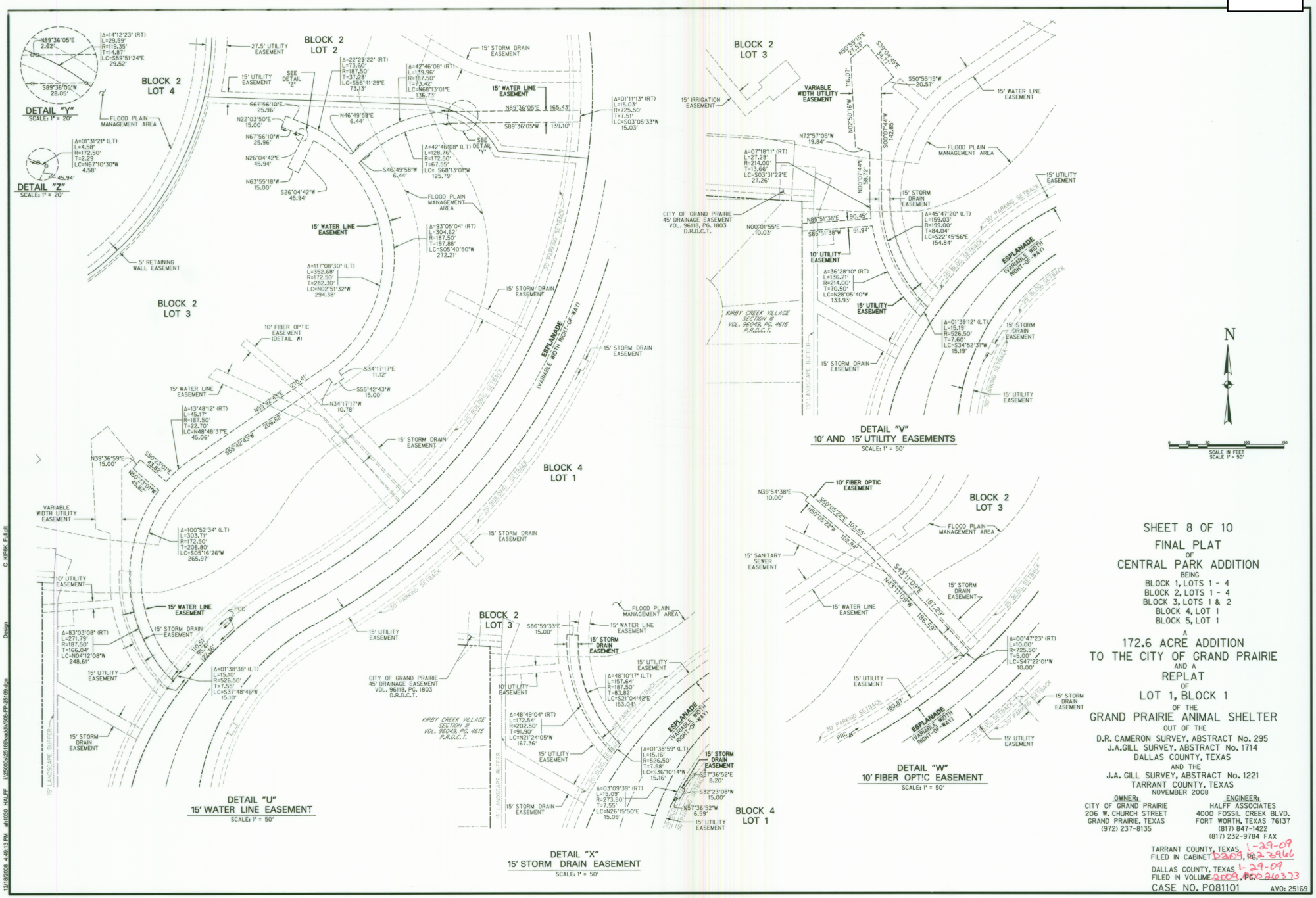
TARRANT COUNTY, TEXAS 1-29-09
FILED IN CABINET D209, PG. 23966
DALLAS COUNTY, TEXAS 1-29-09
FILED IN VOLUME 2009 PG. 26373
CASE NO. P081101 AVO: 25169



SHEET 8 OF 10

FINAL PLAT
OF
CENTRAL PARK ADDITION

BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1

A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
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GRAND PRAIRIE ANIMAL SHELTER

OUT OF THE
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NOVEMBER 2008

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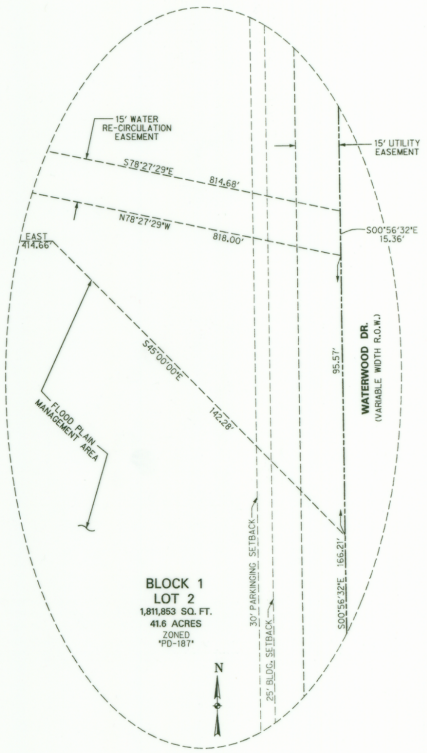
TARRANT COUNTY, TEXAS 1-29-09
FILED IN CABINET D209, PG. 23966

DALLAS COUNTY, TEXAS 1-29-09
FILED IN VOLUME 2009, PG. 20623

CASE NO. P081101 AVO: 25169

Item10.



DETAIL "AA"
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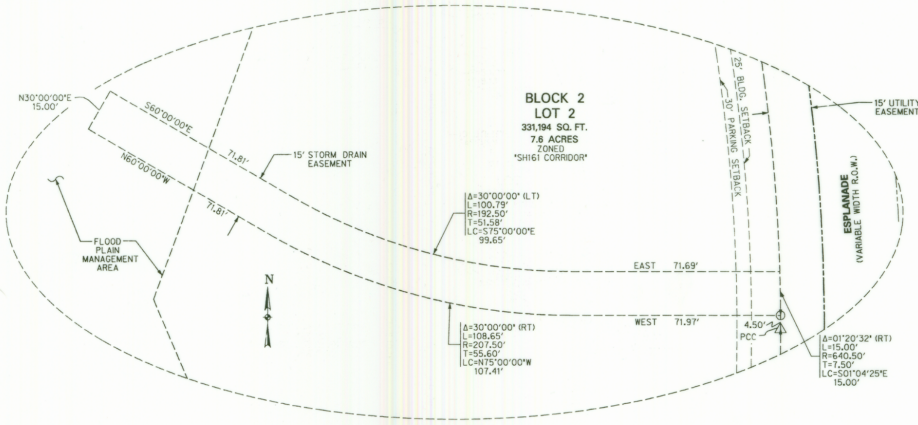
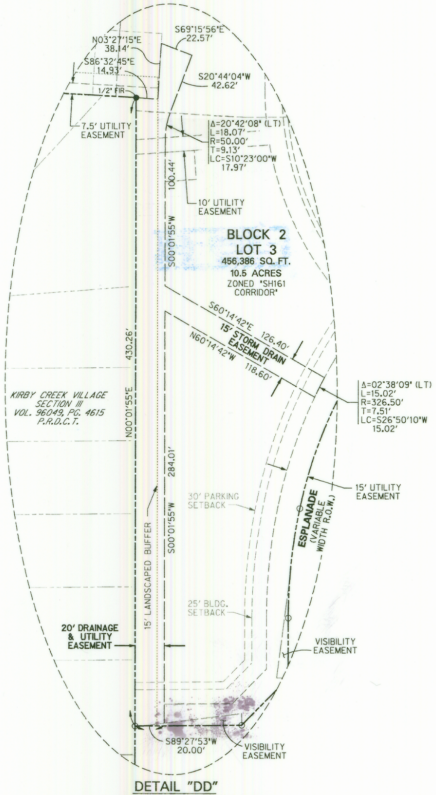
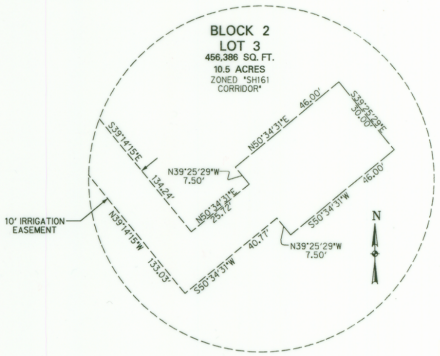


DETAIL "BB"
SCALE: 1" = 20'



DETAIL "DD"
SCALE: 1" = 40'



DETAIL "CC"
SCALE: 1" = 20'

SHEET 9 OF 10

FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008

OWNER:
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135

ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 847-1422
(817) 232-9784 FAX

TARRANT COUNTY, TEXAS 1-29-09
FILED IN CABINET D209, PG. 23966
DALLAS COUNTY, TEXAS 1-29-09
FILED IN VOLUME 2009, PG. 26373
CASE NO. P081101 AVO: 25169

FIELD NOTES

Being a tract of land situated in the D. R. Cameron Survey, Abstract No. 295 in Dallas County, Texas, the Jose A. Gill Survey, Abstract No. 1714 in Dallas County, Texas, and the Jose A. Gill Survey, Abstract No. 567 in Tarrant County, Texas, and also being a part of that called 172.155 acre tract of land described in Special Warranty Deed to the City of Grand Prairie as recorded in Volume 2000032, Page 1474 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of that tract of land called the remainder of 196.130 acres as described in Deed to the City of Grand Prairie as recorded in County Clerk's Document No. 20070370292 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows.

BEGINNING at a 5/8-inch found iron rod with red plastic cap stamped "PBS&J" for the southeast corner of said called 172.155 acre tract, being also on the north line of that called 100.4421 acre tract of land described in General Warranty Deed to Bob Smith Management Company, Ltd., as recorded in Volume 97244, Page 4397, D.R.D.C.T.;

THENCE South 89 degrees 27 minutes 53 seconds West, along the common south line of said called 172.155 acre tract and the north line of said called 100.4421 acre tract, a distance of 949.64 feet to a 1/2-inch found iron rod for an ell corner on the east line of that called 200.787 acre tract of land described in Special Warranty Deed to Vista Mortgage & Realty, Inc., as recorded in Volume 83204, Page 5090, D.R.D.C.T.;

THENCE North 00 degrees 01 minute 55 seconds East, departing said common line and along the common line between said called 172.155 acre tract and said called 200.787 acre tract, passing a point on the south right-of-way line of Warrior Trail (80 foot right-of-way) at a distance of 100.00 feet from which a 1/2-inch found iron rod with "Beasley 4050" cap bears North 84 degrees 48 minutes 22 seconds East, a distance of 0.76 feet, passing a point for the southeast corner of Block 1 of the Kirby Creek Addition, Section III, as recorded in Volume 96049, Page 4615, of the Plat Records of Dallas County, Texas (P.R.D.C.T.), on the north right-of-way line of said Warrior Trail at a distance of 180.00 feet from which a 1/2-inch iron rod with "Beasley 4050" cap bears North 88 degrees 14 minutes 11 seconds West, a distance of 1.66 feet, and continuing along the common line between said 172.155 acre tract and the east line of said Block 1, in all a total distance of 630.27 feet to a 1/2-inch found iron rod for corner;

THENCE North 86 degrees 32 minutes 45 seconds West, along departing said common line and along the common line between a south line of said 172.155 acre tract and the north line of said Block 1, passing a 1/2-inch found iron rod with "Beasley 4050" cap for the northwest corner of said Block 1 on the east right-of-way line of Waterwood Drive (variable width right-of-way) at a distance of 1331.61 feet, and continue along said south line, in all a total distance of 1,385.57 feet to a 1/2-inch found iron rod for corner on the west right-of-way line of said Waterwood Drive ;

THENCE South 00 degrees 31 minutes 47 seconds East, along said west right-of-way line, a distance of 285.25 feet to a 1/2-inch found iron rod for the northeast corner of those tracts of land described in Special Warranty Deed to Blackwell & Goodrich Partnership as recorded in Volume 92084, Page 1599, D.R.D.C.T.;

THENCE South 89 degrees 28 minutes 20 seconds West, departing said west right-of-way line and along the common line between said 172.155 acre tract and said Blackwell & Goodrich tracts, a distance of 515.71 feet to a 1/2-inch found iron rod for corner;

THENCE South 00 degrees 33 minutes 15 seconds East, continuing along said common line, a distance of 442.57 feet to a 5/8-inch found iron rod for corner on the north right-of-way line of said Warrior Trail;

THENCE South 89 degrees 27 minutes 02 seconds West, departing said common line and along said north right-of-way line, a distance of 85.25 feet to a 2-inch aluminum monument in concrete found for the point of curvature of a circular curve to the right having a radius of 927.11 feet and whose chord bears North 80 degrees 10 minutes 54 seconds West, a distance of 333.70 feet;

THENCE Northwesterly, continuing along said north right-of-way line and along said circular curve to the right, through a central angle of 20 degrees 44 minutes 09 seconds, an arc length of 335.53 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the point of reverse curvature of a circular curve to the left having a radius of 1,013.21 feet and whose chord bears North 80 degrees 07 minutes 00 seconds West, a distance of 362.43 feet;

THENCE Northwesterly, continuing along said north right-of-way line and along said circular curve to the left through a central angle of 20 degrees 36 minutes 21 seconds, an arc length of 364.39 feet to a 2-inch aluminum monument in concrete found for the point of tangency;

THENCE South 89 degrees 34 minutes 50 seconds West, continuing along said north right-of-way line, a distance of 223.11 feet to a 1/2-inch found iron rod with cap for the southeast corner of that called 15.3003 acre tract of land described in General Warranty Deed to KMB Produce, Inc., as recorded in Volume 13583, Page 268, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE North 00 degrees 23 minutes 28 seconds West, departing said north right-of-way line and along the common line between said called 172.155 acre tract and said called 15.3003 acre tract, a distance of 1,657.91 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 20 minutes 17 seconds East, departing said common line, passing a 1/2-inch found iron rod for the southwest corner of Lot 1, Block 2, of the AISD Fall Drive Addition, as recorded in Volume 2001018, Page 1453, P.R.D.C.T., and Cabinet A, Slide 6674, of the Plat Records of Tarrant County, Texas, at a distance of 36.94 feet, and continuing for a total a distance of 488.12 feet to a point for the common southeast corner of said Lot 1 and the southwest corner of that called 24.130 acre tract of land described in Special Warranty Deed with Vendor's Lien to Park Village, L. P., as recorded in Volume 2003067, Page 6964, D.R.D.C.T., from which a 1/2-inch found iron rod bears South 55 degrees 57 minutes 55 seconds East, a distance of 0.98 feet;

THENCE South 89 degrees 28 minutes 10 seconds East, along the common line between said called 172.155 acre tract and said 24.130 acre tract, a distance of 1,046.90 feet to a 3/4-inch found iron rod for corner;

THENCE North 00 degrees 10 minutes 00 seconds West, continuing along said common line, a distance of 867.05 feet to a point for the northernmost northwest corner of said called 172.155 tract on the existing south right-of-way line of Arkansas lane (a variable width right-of-way), from which a 1/2-inch found iron rod bears North 84 degrees 58 minutes 47 seconds West, a distance of 0.54 feet;

THENCE North 89 degrees 41 minutes 25 seconds East, along the north line of said called 172.155 acre tract and said south right-of-way line, a distance of 2,078.50 feet to a point for the westernmost corner of that tract of land described in Special Warranty Deed to the State of Texas, as recorded in Volume 2003056, Page 9497, D.R.D.C.T.;

THENCE South 84 degrees 16 minutes 25 seconds East, departing said north line and along the existing south right-of-way line of Arkansas Lane as created by said State of Texas tract, a distance of 183.86 feet to the northernmost corner of the corner clip between said existing south right-of-way line and the west right-of-way line of State Highway 161 (variable width right-of-way);

THENCE South 41 degrees 42 minutes 08 seconds East, along said corner clip, a distance of 66.90 feet to a set "X" in concrete for the southernmost corner of said corner clip and being on said west right-of-way line;

THENCE South 00 degrees 47 minutes 27 seconds East, departing said corner clip and along said west right-of-way line, a distance of 1,660.80 feet to a 5/8-inch iron rod with aluminum TXDOT monument (hereinafter referred to as "A.D.") found for corner;

THENCE South 01 degree 13 minutes 41 seconds East, continuing along said west right-of-way line, a distance of 90.45 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 02 degrees 06 minutes 07 seconds East, continuing along said west right-of-way line, a distance of 90.45 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 02 degrees 32 minutes 20 seconds East, continuing along said west right-of-way line, a distance of 450.01 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 39 degrees 29 minutes 38 seconds West, continuing along said west right-of-way line, a distance of 64.36 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 84 degrees 23 minutes 31 seconds West, continuing along said west right-of-way line, a distance of 189.19 feet to found A.D. for corner;

THENCE South 02 degrees 32 minutes 05 seconds East, continuing along said west right-of-way line, a distance of 70.05 feet to a found A.D. for corner;

THENCE South 85 degrees 57 minutes 57 seconds East, continuing along said west right-of-way line, a distance of 186.19 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 00 degrees 18 minutes 14 seconds East, continuing along said west right-of-way line, a distance of 62.18 feet to a found A.D. for corner;

THENCE South 46 degrees 31 minutes 43 seconds East, continuing along said west right-of-way line, a distance of 33.05 feet to a found A.D. for corner;

THENCE South 89 degrees 27 minutes 53 seconds West, departing said west right-of-way line, a distance of 23.86 feet to the POINT OF BEGINNING AND CONTAINING 7,518,899 square feet or 172.6 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Grand Prairie, Texas, does hereby adopt this plat, designating the above described property as Central Park Addition, as addition to the City of Grand Prairie, Texas, and does hereby dedicate to the City of Grand Prairie, Texas, in fee simple forever the streets, alleys, and all storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, 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 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 show except as permitted by City Ordinances. No improvements which 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, on all public utilities shall at all times have full right of ingress and egress to or from, and upon, the said easement for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for the construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services, and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, MY HAND at Grand Prairie, Texas, this 27th day of JANUARY, 2009.

Honorable Charles England
Mayor

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this 27th day of JANUARY, 2009.

Notary Public in and for the State of Texas

MONA LISA GARCIA
Notary Public, State of Texas
My Commission Expires
March 05, 2012

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Dec 19, 2008

ROBERT L. DAVIS
5836
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Davis
Registered Professional Land Surveyor
Texas No. 5836

STATE OF TEXAS
COUNTY OF TARRANT

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

Given under my hand and seal of office, this 19 day of DEC, 2008.

Notary Public in and for the State of Texas

NOTES

1. Building, parking, and landscaping setback lines are derived from the City of Grand Prairie Unified Development Code Appendix 1, State Highway 161 Corridor overlay, as referenced on the City of Grand Prairie website (https://www.gptx.org/PlanningAndDevelopment/PlanningUnifiedDevelopmentCode.aspx) as of the date of this survey, and City of Grand Prairie Ordinance Number 4257, Planned Development 187 (PD-187), Zoning Case No. Z070908, Approved by the City Council of the City of Grand Prairie, Texas, on September 22, 1987. Zoning restrictions in place at the time of development will take precedence over those shown on this plat.
2. Bearings are based on the Texas Coordinate System, Texas North Central Zone (4202), based on the Western Data Systems NetRS GPS RTK and occupations of the City of Grand Prairie GPS monuments 14, 15, 38, 39, and 40.
3. Floodplain management area limits are based upon preliminary hydrologic analysis and design by Halff Associates in accordance with work order no. 581.33 with the City of Grand Prairie.
4. All visibility triangles shown are 8'x70', unless otherwise noted, in accordance with the City of Grand Prairie Unified Development Code, Article 23.
5. United States Department of the Army Corps of Engineers (USACE) Conservation Easements are based upon the requirements of USACE Project Number SWF-2007-00466, submitted June 6, 2008, and approved November 6, 2008.

LEGEND

● FIRH	1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
○ SIRH	1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
● FIR	FOUND IRON ROD (SIZE NOTED)
△	CALCULATED POINT
PCC	POINT FOR COMPOUND CURVATURE
PRC	POINT FOR REVERSE CURVATURE
PC	POINT OF CURVATURE
	PROPOERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED CENTERLINE
	EXISTING EASEMENT
	EXISTING LOT LINES
	SETBACKS
	LANDSCAPED BUFFER
	SURVEY LINE
	COUNTY LINE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PLAT RECORDS DALLAS COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS

Date 1-27-09

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISION 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

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
John F. Warren County Clerk
Dallas County TEXAS
January 29, 2009 02:56:36 PM
FEE: $231.00
200900026373

FILED
TARRANT COUNTY, TEXAS
2009 JAN 29 PM 1:19
SUZANNE HENDERSON
COUNTY CLERK
BY

SHEET 10 OF 10
FINAL PLAT
OF
CENTRAL PARK ADDITION
BEING
BLOCK 1, LOTS 1 - 4
BLOCK 2, LOTS 1 - 4
BLOCK 3, LOTS 1 & 2
BLOCK 4, LOT 1
BLOCK 5, LOT 1
A
172.6 ACRE ADDITION
TO THE CITY OF GRAND PRAIRIE
AND A
REPLAT
OF
LOT 1, BLOCK 1
OF THE
GRAND PRAIRIE ANIMAL SHELTER
OUT OF THE
D.R. CAMERON SURVEY, ABSTRACT No. 295
J.A.GILL SURVEY, ABSTRACT No. 1714
DALLAS COUNTY, TEXAS
AND THE
J.A. GILL SURVEY, ABSTRACT No. 1221
TARRANT COUNTY, TEXAS
NOVEMBER 2008

OWNER:
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS
(972) 237-8135

ENGINEER:
HALFF ASSOCIATES
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 847-1422
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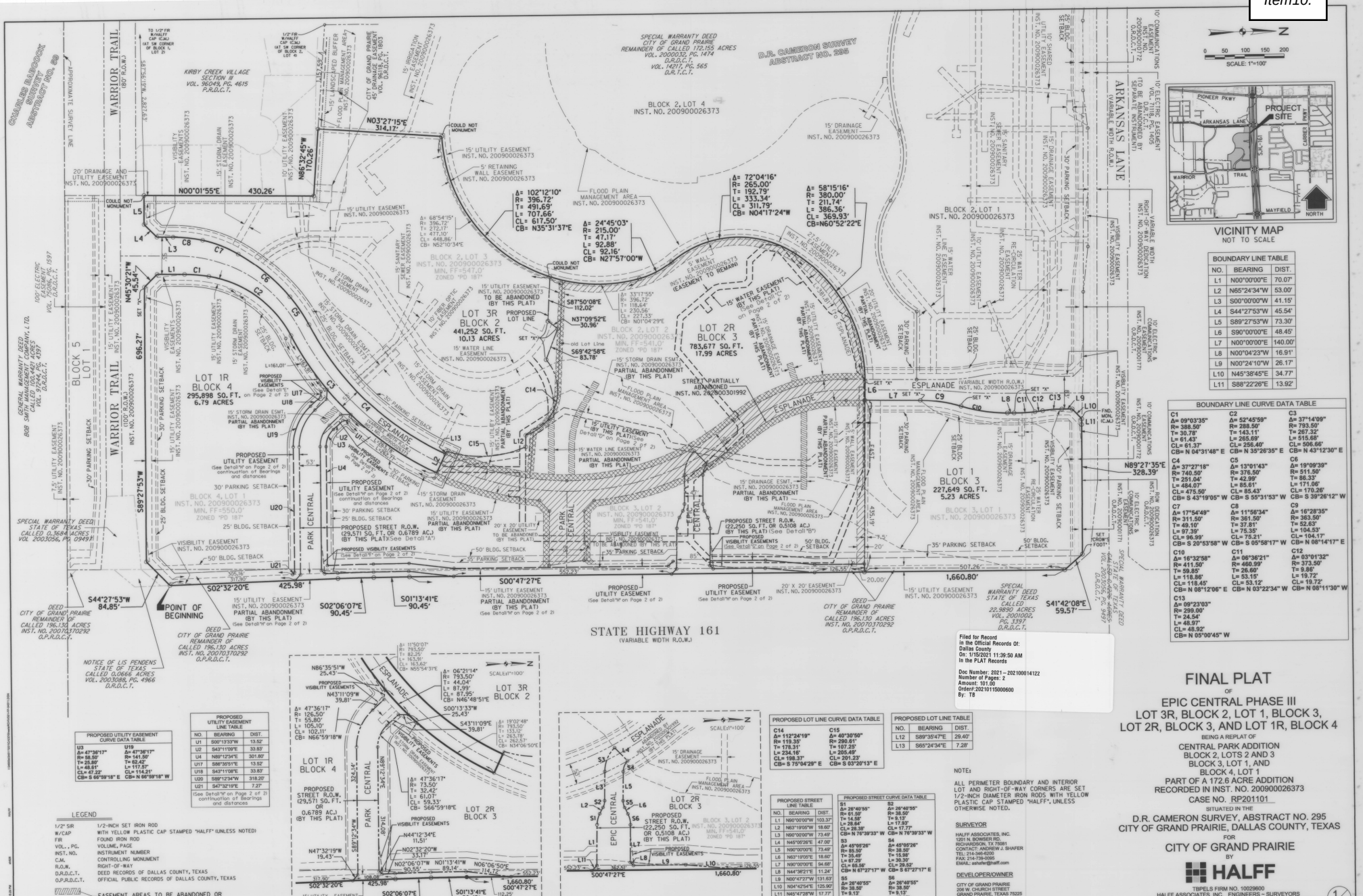
TARRANT COUNTY, TEXAS 1-29-09
FILED IN CABINET D PG. 223966

DALLAS COUNTY, TEXAS 1-29-09
FILED IN VOLUME 2009 PG. 26373

CASE NO. P081101 AVO: 25169

© HALFF



VICINITY MAP
NOT TO SCALE

BOUNDARY LINE TABLE		
NO.	BEARING	DIST.
L1	N00°00'00"E	70.07'
L2	N65°24'34"W	53.00'
L3	S00°00'00"W	41.15'
L4	S44°27'53"W	45.54'
L5	S89°27'53"W	73.30'
L6	S90°00'00"E	48.45'
L7	N00°00'00"E	140.00'
L8	N00°04'23"W	16.91'
L9	N00°24'10"W	26.17'
L10	N45°38'45"E	34.77'
L11	S88°22'26"E	13.92'

BOUNDARY LINE CURVE DATA TABLE		
C1	C2	C3
Δ= 09°03'35"	Δ= 52°45'59"	Δ= 37°14'09"
R= 388.50'	R= 288.50'	R= 793.50'
T= 30.78'	T= 143.11'	T= 267.32'
L= 61.43'	L= 265.69'	L= 515.68'
CL= 61.37'	CL= 256.40'	CL= 506.66'
CB= N 04°31'48" E	CB= N 35°26'35" E	CB= N 43°12'30" E
C4	C5	C6
Δ= 37°27'18"	Δ= 13°01'43"	Δ= 19°09'39"
R= 740.50'	R= 376.50'	R= 511.50'
T= 251.04'	T= 42.99'	T= 86.33'
L= 484.07'	L= 85.61'	L= 171.06'
CL= 475.50'	CL= 85.43'	CL= 170.26'
CB= S 43°19'05" W	CB= S 55°31'53" W	CB= S 39°26'12" W
C7	C8	C9
Δ= 17°54'49"	Δ= 11°56'34"	Δ= 16°28'35"
R= 311.50'	R= 361.50'	R= 363.50'
T= 49.10'	T= 37.81'	T= 52.63'
L= 97.39'	L= 75.35'	L= 104.53'
CL= 96.99'	CL= 75.21'	CL= 104.17'
CB= S 20°53'58" W	CB= S 05°58'17" W	CB= N 08°14'17" E
C10	C11	C12
Δ= 16°32'58"	Δ= 06°36'21"	Δ= 03°01'32"
R= 411.50'	R= 460.99'	R= 373.50'
T= 59.85'	T= 26.60'	T= 9.86'
L= 118.86'	L= 53.15'	L= 19.72'
CL= 118.45'	CL= 53.12'	CL= 19.72'
CB= N 08°12'06" E	CB= N 03°22'34" W	CB= N 08°11'30" W
C13		
Δ= 09°23'03"		
R= 299.00'		
T= 24.54'		
L= 48.97'		
CL= 48.92'		
CB= N 05°00'45" W		

PROPOSED LOT LINE CURVE DATA TABLE	
C14	C15
Δ= 112°24'19"	Δ= 40°30'50"
R= 119.35'	R= 290.61'
T= 178.31'	T= 107.25'
L= 234.16'	L= 205.49'
CL= 198.37'	CL= 201.23'
CB= S 75°04'29" E	CB= S 03°20'13" E

PROPOSED LOT LINE TABLE		
NO.	BEARING	DIST.
L12	S89°35'47"E	29.40'
L13	S65°24'34"E	7.28'

PROPOSED UTILITY EASEMENT CURVE DATA TABLE	
U3	U19
Δ= 47°36'17"	Δ= 47°36'17"
R= 58.50'	R= 141.50'
T= 25.80'	T= 62.42'
L= 48.61'	L= 117.57'
CL= 47.22'	CL= 114.21'
CB= S 66°59'18" E	CB= N 66°59'18" W

PROPOSED UTILITY EASEMENT LINE TABLE		
NO.	BEARING	DIST.
U1	S00°13'33"W	13.52'
U2	S43°11'09"E	33.83'
U4	N89°12'34"E	301.80'
U17	S86°35'51"E	13.52'
U18	S43°11'08"E	33.83'
U20	S89°12'34"W	318.20'
U21	S47°32'19"E	7.27'

(See Detail"H" on Page 2 of 2) continuation of Bearings and distances

PROPOSED STREET LINE TABLE		
NO.	BEARING	DIST.
L1	N90°00'00"W	103.37'
L2	N63°19'05"W	18.60'
L3	N90°00'00"W	73.49'
L4	N45°05'26"E	47.00'
L5	N90°00'00"E	73.49'
L6	N63°19'05"E	18.60'
L7	N90°00'00"E	94.68'
L8	N44°36'21"E	11.24'
L9	N00°47'27"W	131.63'
L10	N04°42'54"E	125.90'
L11	N45°47'28"W	17.77'

PROPOSED STREET CURVE DATA TABLE		
S1	S2	
Δ= 26°40'55"	Δ= 26°40'55"	
R= 61.50'	R= 38.50'	
T= 14.58'	T= 9.13'	
L= 28.64'	L= 17.93'	
CL= 28.38'	CL= 17.77'	
CB= N 76°39'33" W	CB= N 76°39'33" W	
S3	S4	
Δ= 45°05'26"	Δ= 45°05'26"	
R= 85.50'	R= 38.50'	
T= 35.49'	T= 15.88'	
L= 67.29'	L= 30.30'	
CL= 65.56'	CL= 29.52'	
CB= N 67°27'17" W	CB= S 67°27'17" E	
S5	S6	
Δ= 26°40'55"	Δ= 26°40'55"	
R= 38.50'	R= 38.50'	
T= 9.13'	T= 9.13'	
L= 17.93'	L= 17.93'	
CL= 17.77'	CL= 17.77'	
CB= N 76°39'33" E	CB= N 76°39'33" E	

NOTE:

ALL PERIMETER BOUNDARY AND INTERIOR LOT AND RIGHT-OF-WAY CORNERS ARE SET 1/2-INCH DIAMETER IRON RODS WITH YELLOW PLASTIC CAP STAMPED 'HALFF', UNLESS OTHERWISE NOTED.

SURVEYOR
HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: ANDREW J. SHAFER
TEL: 214-346-6200
FAX: 214-739-0095
EMAIL: ashafer@halff.com

DEVELOPER/OWNER
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS 75225
CONTACT: Andrew C. Henning
PHONE: 972-237-8274
EMAIL: ahenning@gptx.org

LEGEND

1/2" SIR	1/2-INCH SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
FIR	FOUND IRON ROD
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

EASEMENT AREAS TO BE ABANDONED OR PARTIALLY ABANDONED (BY THIS PLAT)

PORTION OF ESPLANADE AND PARK CENTRAL ABANDONED BY INSTRUMENT NO. 202000301992

Filed for Record
in the Official Records Of:
Dallas County
On: 1/15/2021 11:39:50 AM
In the PLAT Records

Doc Number: 2021 – 202100014122
Number of Pages: 2
Amount: 101.00
Order#:20210115000600
By: TB

FINAL PLAT
OF
EPIC CENTRAL PHASE III
LOT 3R, BLOCK 2, LOT 1, BLOCK 3, LOT 2R, BLOCK 3, AND LOT 1R, BLOCK 4

BEING A REPLAT OF
CENTRAL PARK ADDITION
BLOCK 2, LOTS 2 AND 3
BLOCK 3, LOT 1, AND
BLOCK 4, LOT 1
PART OF A 172.6 ACRE ADDITION
RECORDED IN INST. NO. 200900026373
CASE NO. RP201101

SITUATED IN THE
D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
FOR
CITY OF GRAND PRAIRIE
BY

HALFF
TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS – SURVEYORS
1201 NORTH BOWSER ROAD – RICHARDSON, TEXAS – 75081-2275
SCALE="1"=100' TELE. 214-346-6200 AVO. 34511 JANUARY, 2021

1/2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS the City of Grand Prairie, Texas is the owner of a tract of land situated in the D. R. Cameron Survey, Abstract No. 295 in Dallas County, Texas, and being part of Central Park Addition, an addition to the City of Grand Prairie, as recorded in County Clerk's Document No. 200900026373 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a part of that called 172.155 acre tract of land described in Special Warranty Deed to the City of Grand Prairie as recorded in Volume 2000032, Page 1474 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and part of that called 196.130 acre tract as described in Deed to the City of Grand Prairie as recorded in County Clerk's Document No. 20070370292 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "Halff" (hereafter referred to as "with Halff cap") set at the most easterly southeast corner of Lot 1, Block 4, of said Central Park addition, said point being the northeast end of a corner clip located at the intersection of the north line of Warrior Trail (a 100-foot wide right-of-way) with the west line of State Highway 161 (a variable width right-of-way);

THENCE South 44 degrees 27 minutes 53 seconds West, along the south line of said Lot 1 and said corner clip, a distance of 84.85 feet to a 1/2-inch iron rod with Halff cap set for corner in said north line of Warrior Trail;

THENCE South 89 degrees 27 minutes 53 seconds West, continuing along the south line of said Lot 1 and the north line of said Warrior Trail, a distance of 696.27 feet to an "X" in concrete set for the southeast end of a corner clip located at the intersection of said north line of Warrior Trail with the east line of Esplanade (a variable width right-of-way);

THENCE North 45 degrees 30 minutes 21 seconds West, along said corner clip, a distance of 45.54 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the most westerly southwest corner of said Lot 1, and being in the east right-of-way line of Esplanade;

THENCE along the common west line of said Lot 1 and said east right-of-way line of Esplanade the following courses and distances:

North 00 degrees 00 minutes 00 seconds East a distance of 70.07 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the right having a radius of 388.50 feet and whose chord bears North 04 degrees 31 minutes 48 seconds East, a distance of 61.37 feet;

Northeasterly, along said curve, through a central angle of 09 degrees 03 minutes 35 seconds, an arc distance of 61.43 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the right having a radius of 288.50 feet and whose chord bears North 35 degrees 26 minutes 35 seconds East, a distance of 256.40 feet;

Northeasterly, along said curve, through a central angle of 52 degrees 45 minutes 59 seconds, an arc distance of 265.69 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the left having a radius of 793.50 feet and whose chord bears North 43 degrees 12 minutes 30 seconds East, a distance of 506.66 feet;

Northeasterly, along said curve, through a central angle of 37 degrees 14 minutes 09 seconds, an arc distance of 515.68 feet to a 1/2-inch iron rod with Halff cap set for corner;

THENCE North 65 degrees 24 minutes 34 seconds West, departing said east right-of-way line and over and across said right-of-way, a distance of 53.00 feet to a 1/2-inch iron rod with Halff cap set for corner in the west right-of-way line of said Esplanade, said point being in the east line of Lot 3, Block 2 of said Central Park addition, said point being the beginning of non-tangent curve to the right having a radius of 740.50 feet and whose chord bears South 43 degrees 19 minutes 05 seconds West, a distance of 475.50 feet;

THENCE along the common east line of said Lot 3 and said west right-of-way line of Esplanade the following courses and distances:

Southwesterly, through a central angle of 37 degrees 27 minutes 18 seconds, an arc distance of 484.07 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the left having a radius of 376.50 feet and whose chord bears South 55 degrees 31 minutes 53 seconds West, a distance of 85.43 feet;

Southwesterly, along said curve, through a central angle of 13 degrees 01 minute 43 seconds, an arc distance of 85.61 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the left having a radius of 511.50 feet and whose chord bears South 39 degrees 26 minutes 12 seconds West, a distance of 170.26 feet;

Southwesterly, along said curve, through a central angle of 19 degrees 09 minutes 39 seconds, an arc distance of 171.06 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning a curve to the left having a radius of 311.50 feet and whose chord bears South 20 degrees 53 minutes 58 seconds West, a distance of 96.99 feet;

Southwesterly, along said curve, through a central angle of 17 degrees 54 minutes 49 seconds, an arc distance of 97.39 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the left having a radius of 361.50 feet and whose chord bears South 05 degrees 58 minutes 17 seconds West, a distance of 75.21 feet;

Southwesterly, along said curve, through a central angle of 11 degrees 56 minutes 34 seconds, an arc distance of 75.35 feet to a 1/2-inch iron rod with Halff cap set for corner;

South 00 degrees 00 minutes 00 seconds West, a distance of 41.15 feet to a 1/2-inch iron rod with Halff cap set for the northeast end of a corner clip located at the intersection of said west line of Esplanade and said north line of Warrior Trail;

THENCE South 44 degrees 27 minutes 53 seconds West, along said corner clip, a distance of 45.54 feet to a 1/2-inch iron rod with Halff cap set for corner in said north line of Warrior Trail, being the most southerly southeast corner of said Lot 3;

THENCE South 89 degrees 27 minutes 53 seconds West, along said north line of Warrior Trail and the south line of said Lot 3 a distance of 73.30 feet to a point (not monumented) for corner, said point being the most southerly southwest corner of said Lot 3, said point being in the east line of Kirby Creek Village, Section III as recorded in Volume 96049, Page 4615 of the Plat Records of Dallas County, Texas (P.R.D.C.T.);

THENCE North 00 degrees 01 minute 55 seconds East, along the common west line of said Lot 3 and the east line of said Kirby Creek Village, Section III addition, a distance of 430.26 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the northeast corner of said Kirby Creek Village addition;

THENCE North 86 degrees 32 minutes 45 seconds West, along the common south line of said Lot 3 and the north line of said Kirby Creek Village, Section III addition, a distance of 170.26 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the most southerly southeast corner of Lot 4, Block 2, of said Central Park addition;

THENCE North 03 degrees 27 minutes 15 seconds East departing the north line of said Kirby Creek Village, Section III addition and along the common line of said Lot 3 and Lot 4 a distance of 314.17 feet to a point (not monumented) for corner, said point being the beginning of a non-tangent curve to left having a radius of 396.72 feet and whose chord bears North 35 degrees 31 minutes 37 seconds East, a distance of 617.50 feet;

THENCE Northeasterly, continuing along said common lot line and along said curve, passing at an arc distance of 509.97 the most northerly northwest corner of said Lot 3, same being a southwesterly corner of Lot 2, Block 2 of said Central Park addition, and continuing along said curve, through a total central angle of 102 degrees 12 minutes 10 seconds, and a total arc distance of 707.66 feet to a 1/2-inch iron rod with Halff cap set for the beginning of a curve to the left having a radius of 215.00 feet and whose chord bears North 27 degrees 57 minutes 00 seconds West, a distance of 92.16 feet;

THENCE continuing along the common line of said Lot 2 and said Lot 4 the following courses and distances:

Northwesterly, along said curve, through a central angle of 24 degrees 45 minutes 03 seconds, an arc distance of 92.88 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the right having a radius of 265.00 feet and whose chord bears North 04 degrees 17 minutes 24 seconds West, a distance of 311.79 feet;

Northwesterly, along said curve, through a central angle of 72 degrees 04 minutes 16 seconds, an arc distance of 333.34 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the right having a radius of 380.00 feet and whose chord bears North 60 degrees 52 minutes 22 seconds East, a distance of 369.93 feet;

Northeasterly, along said curve, passing at an arc distance of 381.81 feet the most northerly corner of Lot 2, and the west line of said Esplanade, and continuing along said curve and crossing said Esplanade right-of-way, in all through a total central angle of 58 degrees 15 minutes 16 seconds, for a total arc distance of 386.36 feet to an "X" in concrete set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, continuing over and across said Esplanade right-of-way, a distance of 48.45 feet to a 1/2-inch iron rod with Halff cap set in the east right-of-way line of said Esplanade, said point being and the southwest corner of Lot 1, Block 3 of said Central Park addition;

THENCE along the common west line of said Lot 1, Block 3 and said east right-of-way of Esplanade the following courses and distances:

North 00 degrees 00 minutes 00 seconds East a distance of 140.00 feet to an "X" in concrete set for corner, said point being the beginning of a curve to the right having a radius of 363.50 feet and whose chord bears North 08 degrees 14 minutes 17 seconds East, a distance of 104.17 feet;

Northeasterly, along said curve, through a central angle of 16 degrees 28 minutes 35 seconds, an arc distance of 104.53 feet to an "X" in concrete set for corner, said point being the beginning of a curve to the left having a radius of 411.50 feet and whose chord bears North 08 degrees 12 minutes 06 seconds East, a distance of 118.45 feet;

Northeasterly, along said curve, through a central angle of 16 degrees 32 minutes 58 seconds, an arc distance of 118.86 to a 1/2-inch iron rod with Halff cap set for corner;

North 00 degrees 04 minutes 23 seconds West a distance of 16.91 feet to an "X" in concrete set for corner, said point being the beginning of a curve to the left having a radius of 460.99 feet and whose chord bears North 03 degrees 22 minutes 34 seconds West, a distance of 53.12 feet;

Northwesterly, along said curve, through a central angle of 06 degrees 36 minutes 21 seconds, an arc distance of 53.15 feet to an "X" in concrete set for corner, said point being the beginning of a curve to the left having a radius of 373.50 feet and whose chord bears North 08 degrees 11 minutes 30 seconds West, a distance of 19.72 feet;

Northwesterly, along said curve, through a central angle of 03 degrees 01 minute 32 seconds, an arc distance of 19.72 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being the beginning of a curve to the right having a radius of 299.00 feet and whose chord bears North 05 degrees 00 minutes 45 seconds West, a distance of 48.92 feet;

Northwesterly, along said curve, through a central angle of 09 degrees 23 minutes 03 seconds, an arc distance of 48.97 feet to a 1/2-inch iron rod with Halff cap set for corner;

North 00 degrees 24 minutes 10 seconds West a distance of 26.17 feet to a 1/2-inch iron rod with Halff cap set for the southwest end of a corner clip located at the intersection of said east right-of-way line of Esplanade with the south line of Arkansas Lane (a variable width right-of-way);

North 45 degrees 38 minutes 45 seconds East, along said corner clip, a distance of 34.77 feet to a City of Grand Prairie Monument found for corner in the south line of Arkansas Lane as dedicated by said plat of Central Park addition recorded in Document No. 200900026373, O.P.R.D.C.T., and being the most northerly northwest corner of said Lot 1, Block 3;

THENCE departing said common line and along the south line of Arkansas Lane the following courses and distances:

South 88 degrees 22 minutes 26 seconds East a distance of 13.92 feet to a point for corner;

North 89 degrees 27 minutes 35 seconds East a distance of 328.39 feet to a Crow's foot in concrete set for corner, said point being the northwest end of a corner clip located at the intersection of said south line of Arkansas Lane, with said west line of said State Highway 161;

South 41 degrees 42 minutes 08 seconds East, along said corner clip, a distance of 59.57 feet to a 1/2-inch iron rod with Halff cap set for corner, said point being a northeasterly corner of said Lot 1, Block 3 and being in the west line of a 22.9890 acre tract of land described in Special Warranty Deed to the State of Texas as recorded in Volume 2001002, Page 3397 (D.R.D.C.T.), being the west line of said State Highway 161;

THENCE departing said south line and along the common east line of said Central Park Addition and said west line of State Highway161 the following courses and distances:

South 00 degrees 47 minutes 26 seconds East a distance of 1660.80 feet to a 1/2-inch iron rod with Halff cap set for corner;

South 01 degree 13 minutes 41 seconds East a distance of 90.45 feet to a 1/2-inch iron rod with Halff cap set for corner;

South 02 degrees 06 minutes 07 seconds East a distance of 90.45 feet to a 1/2-inch iron rod with Halff cap set for corner;

South 02 degrees 32 minutes 20 seconds East a distance of 425.98 feet to the POINT OF BEGINNING AND CONTAINING 1,800,297 square feet or 41.33 acres of land, more or less.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Grand Prairie, Texas does hereby adopt this plat designating the hereon above described property as EPIC CENTRAL PHASE III, LOT 3R, BLOCK 2, LOT 1, BLOCK 3, LOT 2R, BLOCK 3, and LOT 1R, BLOCK 4, 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 Public Storm Drainage Structures and Conduits shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

By: [signature] Date: January 14, 2021
(Print name), MAYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Ron Jensen, Mayor of the City of Grand Prairie, 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 14th day of January, 2021.

[signature: Mona Lisa Galicia]
Notary Public (Agent's Name)

My Commission Expires 03-02-2024.

MONA LISA GALICIA
Notary Public, State of Texas
Comm. Expires 03-02-2024
Notary ID 124844035

SURVEYOR CERTIFICATE

I, Andrew J. Shafer, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

[signature: Andrew J. Shafer] 1/11/2021
Registered Professional Land Surveyor
State of Texas No. 5017
TBPELS Firm No. 10029600

STATE OF TEXAS — REGISTERED — ANDREW J. SHAFER — 5017 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Andrew J. Shafer, 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 11th day of January, 2021.

[signature: Tina Brown]
Notary Public (Agent's Name)

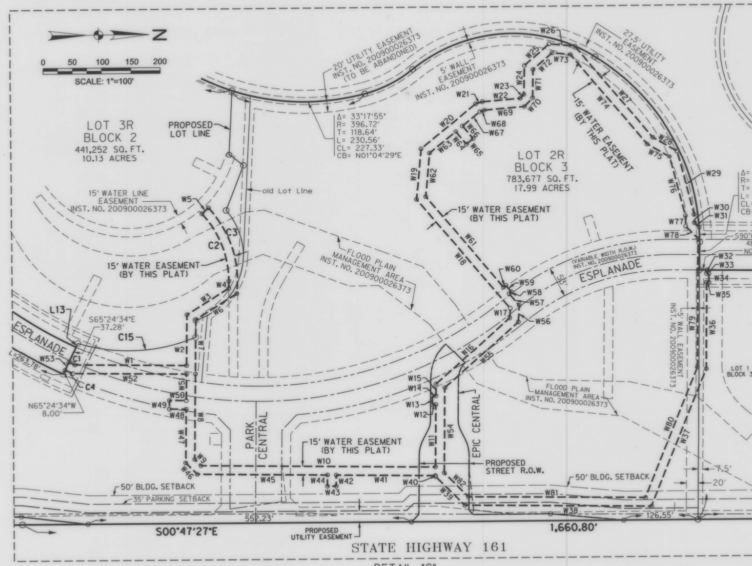
My Commission Expires 06-16-2023

TINA BROWN
Notary Public
State of Texas
ID # 12459203-9
My Comm. Expires 06-16-2023

GENERAL NOTES

1. Basis of bearing is the FINAL PLAT of CENTRAL PARK ADDITION, an addition to the City of Grand Prairie, as recorded in Instrument No. 200900026373, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.). Bearings are stated on said plat as being based on the Texas Coordinate System of 1983, Texas North Central Zone (4202), based upon Western Data Systems NetRS GPS network using City of Grand Prairie GPS Monuments 14, 15, 38, 39, and 40.
2. Existing or future minimum set-back lines established by City Ordinance shall take precedence over building lines indicated on this plat.
3. The purpose of this plat is to create new Lots and Easements, and abandon portions of existing easements and right-of-ways, for the future development of this property.
4. Floodplain Management Areas shown hereon were created by previous plat of Central Park Addition, recorded in Instrument No. 200900026373, O.P.R.D.C.T.

PROPOSED WATER ESMT. CURVE DATA TABLE
C1 Δ= 00°49'32" R= 770.50' T= 5.55' L= 11.10' CL= 11.10' CB= N 24°10'40" E
C2 Δ= 42°46'08" R= 172.50' T= 67.55' L= 128.76' CL= 125.79' CB= S 68°13'01" W
C3 Δ= 49°27'37" R= 187.50' T= 86.36' L= 161.86' CL= 156.88' CB= N 71°33'46" E
C4 Δ= 01°03'25" R= 785.50' T= 7.24' L= 14.49' CL= 14.49' CB= S 24°03'44" W



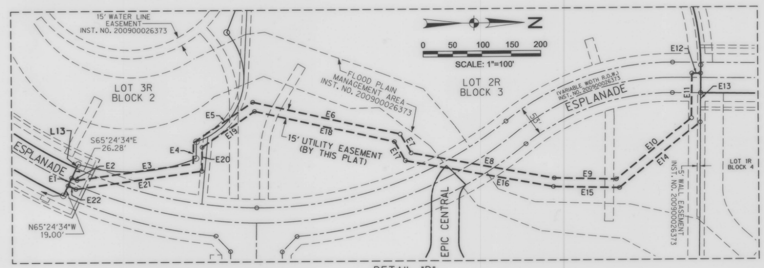
DETAIL "C"
PROPOSED WATER EASEMENT
SCALE: AS SHOWN

PROPOSED WATER ESMT. LINE TABLE		
NO.	BEARING	DIST.
W1	N00°00'00"E	191.11'
W2	N89°52'23"W	89.26'
W3	N32°53'55"W	85.13'
W4	N45°05'26"E	12.81'
W5	N43°10'02"W	15.00'
W6	S32°53'55"E	83.71'
W7	S89°52'23"E	96.09'
W8	S89°52'33"E	148.88'
W9	N45°00'00"E	15.36'
W10	N00°00'09"E	400.62'
W11	S89°59'54"W	109.06'
W12	S00°00'00"E	6.00'
W13	N90°00'00"W	15.00'
W14	N00°00'00"E	6.00'
W15	S89°59'54"W	20.93'
W16	N42°52'23"W	170.74'
W17	N87°21'12"W	16.64'
W18	S49°38'48"W	247.98'
W19	N85°21'12"W	89.43'
W20	N40°21'21"W	121.21'
W21	N17°51'12"W	12.30'
W22	N05°28'44"W	64.88'
W23	N47°20'42"W	9.15'
W24	N89°20'42"W	50.23'
W25	N42°20'42"W	56.19'
W26	N04°39'10"E	44.24'
W27	N49°39'18"E	207.43'
W28	N29°55'34"E	47.80'
W29	N75°00'00"E	115.30'
W30	N88°00'00"E	14.38'
W31	N45°00'00"E	11.43'
W32	N90°00'00"E	6.39'
W33	N00°00'00"W	3.87'
W34	N90°00'00"E	15.00'
W35	S00°00'00"E	3.87'
W36	S90°00'00"E	151.11'
W37	S69°00'27"E	257.09'
W38	S00°00'45"W	318.83'
W39	S45°00'00"W	70.73'
W40	N90°00'00"W	1.58'
W41	S00°00'09"W	169.04'

PROPOSED WATER ESMT. LINE TABLE		
NO.	BEARING	DIST.
W42	N90°00'00"E	19.46'
W43	S00°00'00"E	15.00'
W44	N90°00'00"W	19.46'
W45	S00°00'09"W	222.79'
W46	S45°00'00"W	27.81'
W47	N89°52'33"W	93.86'
W48	S00°00'00"E	28.61'
W49	N90°00'00"W	15.00'
W50	N00°00'00"E	28.65'
W51	N89°52'33"W	46.21'
W52	S00°00'00"W	194.21'
W53	N65°24'34"W	15.00'
W54	S89°59'54"W	148.82'
W55	N42°52'23"W	170.34'
W56	N87°21'12"W	28.68'
W57	S49°38'48"W	26.61'
W58	N40°22'26"W	5.00'
W59	S49°38'48"W	15.00'
W60	S40°22'26"E	5.00'
W61	S49°38'48"W	206.07'
W62	N85°21'12"W	77.01'
W63	N40°21'12"W	58.09'
W64	N49°38'48"E	28.50'
W65	N40°21'12"W	15.00'
W66	S49°38'48"W	28.50'
W67	N40°21'12"W	38.92'
W68	N17°51'12"W	7.70'
W69	N05°28'44"W	68.99'
W70	N47°20'42"W	20.65'
W71	N89°20'42"W	49.46'
W72	N42°20'42"W	43.14'
W73	N04°39'10"E	31.50'
W74	N49°39'18"E	203.83'
W75	N29°55'34"E	44.19'
W76	N75°00'00"E	107.37'
W77	N88°00'00"E	18.58'
W78	N45°00'00"E	29.75'
W79	S90°00'00"E	224.26'
W80	S69°00'27"E	244.00'
W81	S00°00'45"W	302.31'
W82	S45°00'00"W	58.30'

SURVEYOR
HALFF ASSOCIATES, INC.
1201 N. BOWSER RD.
RICHARDSON, TX 75081
CONTACT: ANDREW J. SHAFER
TEL: 214-346-6200
FAX: 214-739-0095
EMAIL: ashafer@halff.com

DEVELOPER/OWNER
CITY OF GRAND PRAIRIE
206 W. CHURCH STREET
GRAND PRAIRIE, TEXAS 75225
CONTACT: Andrew C. Henning
PHONE: 972-237-8274
EMAIL: ahenning@gptx.org



DETAIL "D"
PROPOSED UTILITY EASEMENT
SCALE: AS SHOWN

PROPOSED UTILITY ESMT. LINE TABLE					
NO.	BEARING	DIST.	NO.	BEARING	DIST.
E1	N66°05'55"W	15.00'	E12	N00°00'00"W	15.00'
E2	N23°54'05"E	10.23'	E13	N90°00'00"E	84.57'
E3	N08°46'12"W	199.93'	E14	S40°20'42"E	179.77'
E4	N90°00'00"W	36.63'	E15	S00°37'23"W	112.92'
E5	N35°38'21"W	124.41'	E16	S09°48'45"W	255.98'
E6	N12°15'59"E	257.63'	E17	S60°03'36"W	38.13'
E7	N60°03'36"E	37.75'	E18	S12°15'59"W	244.32'
E8	N09°48'45"E	247.74'	E19	S35°38'21"E	110.04'
E9	N00°37'23"E	106.11'	E20	S90°00'00"E	41.79'
E10	N40°20'42"W	167.22'	E21	S08°46'12"E	217.19'
E11	N90°00'00"E	77.63'	E22	S23°54'05"W	14.63'

GRAND PRAIRIE
TEXAS

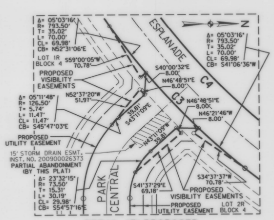
PLAT APPROVAL DATE: 11/23/20

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.

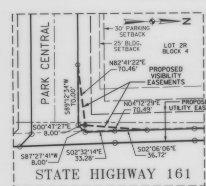
[signature]
CHAIRPERSON

[signature: Savannah Ware]
CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

PROPOSED UTILITY ESMT. LINE TABLE		
NO.	BEARING	DIST.
U4	N89°12'34"E	301.80'
U5	N02°06'07"W	116.54'
U6	N01°13'41"W	90.58'
U7	N06°06'50"E	114.80'
U8	N00°47'27"E	542.73'
U9	N45°47'28"W	16.96'
U10	N00°47'27"W	9.12'
U11	N90°00'00"E	19.43'
U12	S45°47'28"E	17.77'
U13	S06°06'50"W	114.72'
U14	S01°13'40"E	89.14'
U15	S02°13'08"E	123.71'
U16	S44°12'34"W	11.51'
U20	S89°12'34"W	318.20'
U21	S47°32'19"E	7.27'
U22	N00°47'27"W	140.32'
U23	N04°42'54"E	126.14'
U24	N00°47'27"W	125.63'
U25	N90°00'00"E	20.00'
U26	S00°47'27"E	126.56'
U27	S04°42'54"W	125.90'
U28	S00°47'27"E	131.63'
U29	S44°36'21"W	11.24'
U30	S90°00'00"W	12.00'



DETAIL "E" PROPOSED
VISIBILITY EASEMENT
NOT TO SCALE



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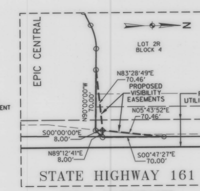
VISIBILITY EASEMENT
NOT TO SCALE



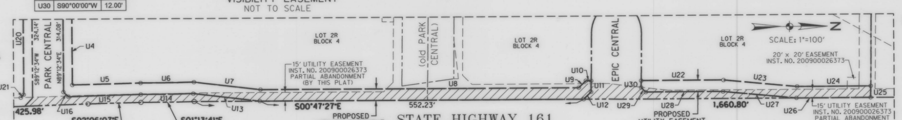
DETAIL "G" PROPOSED
VISIBILITY EASEMENT
NOT TO SCALE

FINAL PLAT
OF
EPIC CENTRAL PHASE III
LOT 3R, BLOCK 2, LOT 1, BLOCK 3, LOT 2R, BLOCK 3, AND LOT 1R, BLOCK 4

BEING A REPLAT OF
CENTRAL PARK ADDITION
BLOCK 2, LOTS 2 AND 3
BLOCK 3, LOT 1, AND
BLOCK 4, LOT 1
PART OF A 172.6 ACRE ADDITION
RECORDED IN INST. NO. 200900026373
CASE NO. RP201101
SITUATED IN THE
D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
FOR
CITY OF GRAND PRAIRIE
BY
HALFF

TBPELS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE=1"=100' TELE. 214-346-6200 AVO. 34511 JANUARY, 2021

2/2



DETAIL "H" PROPOSED UTILITY EASEMENT AND ABANDONMENT
SCALE: AS SHOWN

Grand Prairie TEXAS PLANNING

CASE LOCATION MAP
Case Number Z180602A

EpicCentral

N

City of Grand Prairie
Planning and Development
(972) 237-8257
www.gptx.org

EPIC - RETAIL PAD SITE CONCEPTUAL PACKAGE

© 2019 MERRIMAN ANDERSON/ARCHITECTS, INC.

ENLARGED SITE PLAN
(proposed)

0 30 60 120

architects maa merriman anderson

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 72 lots on 7.7513 acres. The lot sizes range from 1,680 to 3,299 sq. ft with lot widths of 25-34 feet and 85-108-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

RECOMMENDED ACTION: Staff is unable to recommend approval of this request due to its inconsistency with the Future Land Use Map.

SUMMARY:

Planned Development (PD) zoning change request for a townhome development with 72 lots on 7.7513 acres. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with the approximate address of 108 Shady Grove Rd.

PURPOSE OF REQUEST:

The applicant wishes to change the existing PD-317 with Single-Family Detached (6,000 square-feet lots) to Single-Family Townhouse zoning with a minimum lot size of 1,680 square feet. In general, a zoning change allows the existing zoning map to be modified to permit the proposed development.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial	Unknown with Truck Parking, Church (northeast corner)
South	Light Industrial	Mobil Home Community
West	Light Industrial	Trailer Leasing Solutions
East	Single-Family-3	Residential Homes

HISTORY:

On October 4, 2005, the property was rezoned from Single-Family-One and Neighborhood Services (NS) to a Planned Development with Single Family detached residential with 6,000 square-foot lots (Case Number Z050701).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use is Townhouses with 72 lots on 7.7513 acres. The minimum lot size is 1,680 square feet and has varied lot sizes up to 3,299 square feet. The applicant has requested variances for the lot area and the side yard on the corner lot which are detailed in the variance section. Each townhome will have a two-car garage and a 25-foot driveway along with a masonry brick exterior. The Concept plan includes 6-foot masonry screening wall along Shady Grove Road. Amenities include a playground and covered seating area along with community landscaped areas. The amenities and detention pond will be maintained by a homeowner's association.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as low density residential in the form of a single-family detached neighborhood. The proposed density is higher than the FLUM with 9.52 dwelling units per acre (DU/acre) is a form of single-family dwellings on individual lots. However, the adjacent FLUM designation is mixed residential that proposes a variety of residential uses with densities between 6-12 DU/acre. The proposed use is consistent with the residential designation, but at a higher density in the range of mixed residential. Approval of this request will require an amendment to the FLUM.

This site is located next to existing industrial uses with individual ownership. It sits between low density single family to the north and a high-density mobile home park (in industrial zoning) to the south. Developing a master planned community with detached single-family homes on the adjacent land may be challenging and would take time. A denser development with a mix of single family attached and detached products on the subject property could serve as a transition from the existing industrial uses to the single-family homes to the east and optimize future infrastructure maintenance costs for the city.

City Council Development Policy

On May 7, 2019 the City Council adopted a policy on development that states the City prefers "to maximize properties rather than underutilize parcels of land."

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property will be subject to the following requirements along with Article 10 (Parking and Loading Standards) and Appendix W (Residential Development Standards). The applicant is required to plat the property to show all easements and right-of-way dedications. Table 2 depicts a comparison between the Unified Development Code (UDC) requirements and those proposed with notation regarding applicable variances.

Table 2. Density and Dimensional Requirements

Standard	Article 6 Density & Dim. (SF-Townhouse)	Proposed	Compliance
Maximum Density	13.2	9.52	Yes
Min. Living Area	70% = or >1,300	1,600	Yes
Minimum Lot Area	1,680-3,299 SF (30% Max) = or >3,300 SF (70% Min)	84% 16%	Variance Variance
Minimum Lot Width	21-29 FT (30% Max) = or >30 FT (70% Min)	12% 88%	Yes Yes
Minimum Lot Depth	80-99 FT 30% Max = or >100 FT 70% Min	24% 76%	Yes Yes
Minimum Side Yard (Corner Lot)	15 FT	10 FT	Variance

VARIANCES:

The applicant is requesting the following variance:

1. Minimum Lot Area:
    a. Minimum lot area of 1,680-3,299 square feet – Article 6 allows for a maximum of 30% the total lots to be between 1680-3,299 square feet. The applicant is proposing that 84% of the lots within this range.
    b. Minimum lot area of 3,300 or greater square feet – Article 6 allows for a minimum of 30% the total lots to be 3,300 square feet or greater. The applicant is proposing that 16% of the lots are 3,300 square feet or greater.
2. Minimum side yard on street/corner of 15 feet – Article 6 allows for a minimum side yard on street of 15 feet. The applicant is proposing 10 feet.

ANALYSIS:

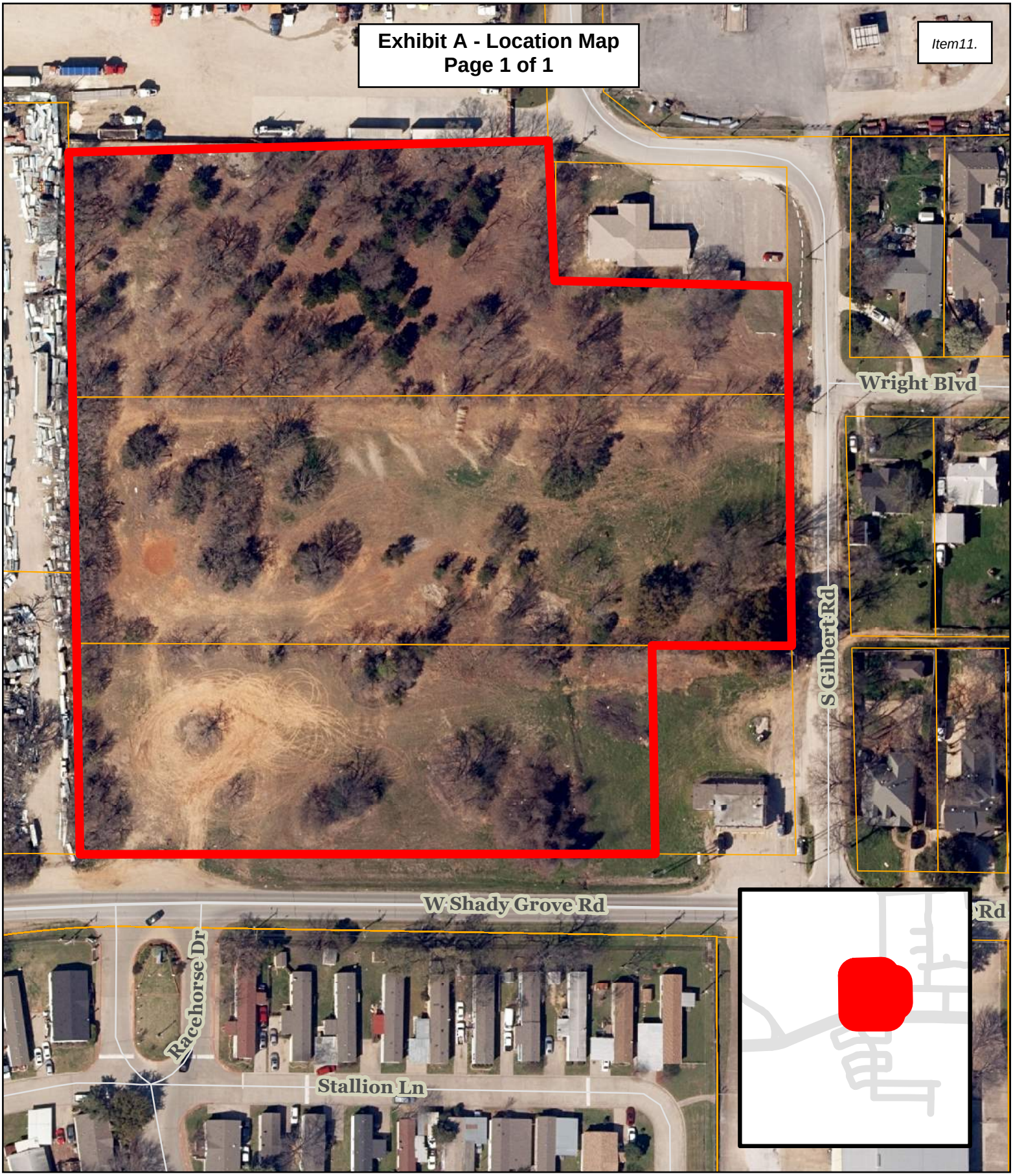
The denser residential development could provide a transition from existing single-family homes to existing industrial uses/mobile home park and provide a type of lifecycle housing in this neighborhood. The proposal includes two variances on minimum lot area and side yard setback. Approval of a variance is conditioned on the applicant demonstrating that the alternative design provides an equal or greater level of quality and standard of development as that mandated by the regulations.

The applicant has decreased the number of lots on the site from 96 to 72 to meet the minimum lot dimension requirements of the UDC. To meet the minimum area requirements, the number of lots would be decreased again. Staff is more concerned with the architecture that will be used on the super blocks. Two structures have 11 units and could result in a monotonous, garage-dominated streetscape unless facade setbacks are used to create visual interest. Elevations will be evaluated during the site plan approval process. It is the City's intent to facilitate the creation of unique and functional neighborhoods which utilize creative designs and best practices.

RECOMMENDATION:

Staff cannot recommend approval because the request conflicts with the FLUM. A private ownership townhome development could serve as an appropriate transition, but the proposed density is in conflict with the FLUM.

Exhibit A - Location Map
Page 1 of 1



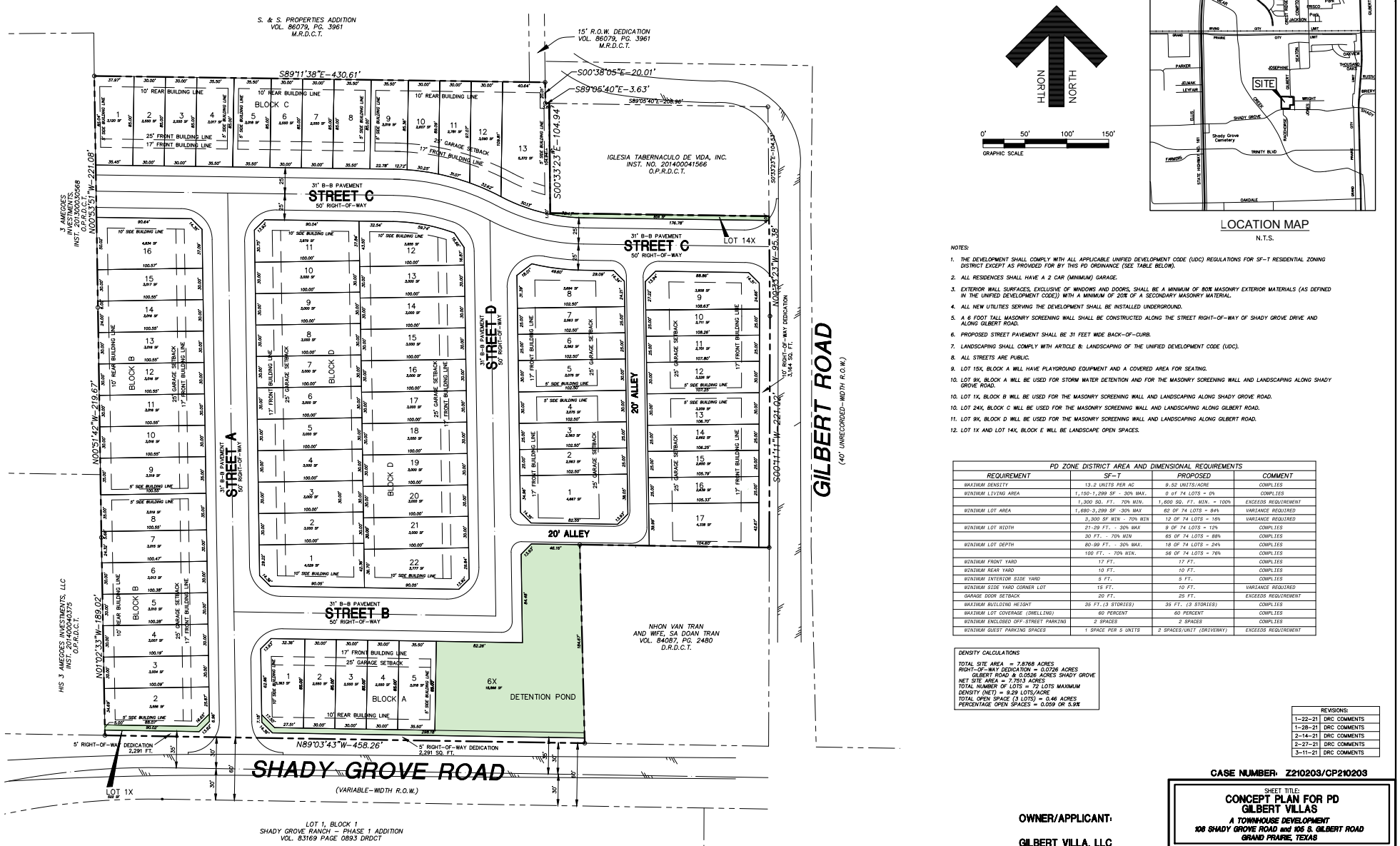
GRand Prairie TEXAS PLANNING

CASE LOCATION MAP

Z210203/CP210203 - Zoning Change/Concept Plan
Gilbert Villas

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



LOCATION MAP

N.T.S.

NOTES:

1. THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS FOR SF-T RESIDENTIAL ZONING DISTRICT EXCEPT AS PROVIDED FOR BY THIS PD ORDINANCE (SEE TABLE BELOW).
2. ALL RESIDENCES SHALL HAVE A 2 CAR (MINIMUM) GARAGE.
3. EXTERIOR WALL SURFACES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE A MINIMUM OF 80% MASONRY EXTERIOR MATERIALS (AS DEFINED IN THE UNIFIED DEVELOPMENT CODE)) WITH A MINIMUM OF 20% OF A SECONDARY MASONRY MATERIAL.
4. ALL NEW UTILITIES SERVING THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
5. A 6 FOOT TALL MASONRY SCREENING WALL SHALL BE CONSTRUCTED ALONG THE STREET RIGHT-OF-WAY OF SHADY GROVE DRIVE AND ALONG GILBERT ROAD.
6. PROPOSED STREET PAVEMENT SHALL BE 31 FEET WIDE BACK-OF-CURB.
7. LANDSCAPING SHALL COMPLY WITH ARTICLE 8: LANDSCAPING OF THE UNIFIED DEVELOPMENT CODE (UDC).
8. ALL STREETS ARE PUBLIC.
9. LOT 15X, BLOCK A WILL HAVE PLAYGROUND EQUIPMENT AND A COVERED AREA FOR SEATING.
10. LOT 9X, BLOCK A WILL BE USED FOR STORM WATER DETENTION AND FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG SHADY GROVE ROAD.
10. LOT 1X, BLOCK B WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG SHADY GROVE ROAD.
10. LOT 24X, BLOCK C WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG GILBERT ROAD.
11. LOT 9X, BLOCK D WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG GILBERT ROAD.
12. LOT 1X AND LOT 14X, BLOCK E WILL BE LANDSCAPE OPEN SPACES.

PD ZONE DISTRICT AREA AND DIMENSIONAL REQUIREMENTS

REQUIREMENT	SF-T	PROPOSED	COMMENT
MAXIMUM DENSITY	13.2 UNITS PER AC	9.52 UNITS/ACRE	COMPLIES
MINIMUM LIVING AREA	1,150-1,299 SF - 30% MAX.	0 OF 74 LOTS = 0%	COMPLIES
	1,300 SQ. FT. 70% MIN.	1,600 SQ. FT. MIN. = 100%	EXCEEDS REQUIREMENT
MINIMUM LOT AREA	1,680-3,298 SF -30% MAX	62 OF 74 LOTS = 84%	VARIANCE REQUIRED
	3,300 SF MIN - 70% MIN	12 OF 74 LOTS = 16%	VARIANCE REQUIRED
MINIMUM LOT WIDTH	21-29 FT. - 30% MAX	9 OF 74 LOTS = 12%	COMPLIES
	30 FT. - 70% MIN	65 OF 74 LOTS = 88%	COMPLIES
MINIMUM LOT DEPTH	80-98 FT. - 30% MAX.	18 OF 74 LOTS = 24%	COMPLIES
	100 FT. - 70% MIN.	56 OF 74 LOTS = 76%	COMPLIES
MINIMUM FRONT YARD	17 FT.	17 FT.	COMPLIES
MINIMUM REAR YARD	10 FT.	10 FT.	COMPLIES
MINIMUM INTERIOR SIDE YARD	5 FT.	5 FT.	COMPLIES
MINIMUM SIDE YARD CORNER LOT	15 FT.	10 FT.	VARIANCE REQUIRED
GARAGE DOOR SETBACK	20 FT.	25 FT.	EXCEEDS REQUIREMENT
MAXIMUM BUILDING HEIGHT	35 FT.(3 STORIES)	35 FT. (3 STORIES)	COMPLIES
MAXIMUM LOT COVERAGE (DWELLING)	60 PERCENT	60 PERCENT	COMPLIES
MINIMUM ENCLOSED OFF-STREET PARKING	2 SPACES	2 SPACES	COMPLIES
MINIMUM GUEST PARKING SPACES	1 SPACE PER 5 UNITS	2 SPACES/UNIT (DRIVEWAY)	EXCEEDS REQUIREMENT

DENSITY CALCULATIONS

TOTAL SITE AREA = 7.8768 ACRES
RIGHT-OF-WAY DEDICATION = 0.0726 ACRES
GILBERT ROAD & 0.0526 ACRES SHADY GROVE
NET SITE AREA = 7.7513 ACRES
TOTAL NUMBER OF LOTS = 72 LOTS MAXIMUM
DENSITY (NET) = 9.29 LOTS/ACRE
TOTAL OPEN SPACE (3 LOTS) = 0.46 ACRES
PERCENTAGE OPEN SPACES = 0.059 OR 5.9%

LEGEND

PROPOSED OPEN SPACE

REVISIONS:

1-22-21	DRC COMMENTS
1-28-21	DRC COMMENTS
2-14-21	DRC COMMENTS
2-27-21	DRC COMMENTS
3-11-21	DRC COMMENTS

CASE NUMBER: Z210203/CP210203

SHEET TITLE:
CONCEPT PLAN FOR PD
GILBERT VILLAS
A TOWNHOUSE DEVELOPMENT
108 SHADY GROVE ROAD and 105 S. GILBERT ROAD
GRAND PRAIRIE, TEXAS

OWNER/APPLICANT:

GILBERT VILLA, LLC
3030 LBJ FREEWAY
SUITE 1150
DALLAS, TEXAS 75234
TEL: 214-682-1426
CONTACT: RAFIQ ISLAM
email: genesistx@gmail.com

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-2027
ENGINEERS • SURVEYORS • LAND PLANNERS
2000 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-6257 Fax 972-252-0088

75

DATE: 12-28-2020 | DRAWN BY: JDJR
SCALE: 1" = 50' | CHECKED BY: JDJR
1 OF 1

JDJR FILE NO. 1219-6-20

H:\JDJR\proj\2020\1219 Rafiq Islam\1219-6-20 902 Shady Grove Rd at Gilbert Grand Prairie, TX\Civil\1219-6-20 PD ZONING revised R.dwg, 3/11/2021 6:08:47 PM

Exhibit C – Sample Product

Page 1 of 1

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: SU180805A/S180803A - Specific Use Permit Amendment/Site Plan Amendment - Outside Storage at 1113 W. Oakdale Rd. (City Council District 1). Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road

RECOMMENDED ACTION: Approve

SUMMARY:

Amend the existing Specific Use Permit/Site Plan to add outside storage use on 6.7 acres. Tracts 1.1, 3-6, 10, John R Baugh Survey, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 1113 West Oakdale Road.

PURPOSE OF REQUEST:

The applicant is requesting an amendment to the approved Specific Use Permit/Site Plan for this industrial warehouse project located at the corner of W Oakdale Road and SH-360. The applicant completed construction of the warehouse in January 2021 and is looking for a tenant to occupy the building. Crow Holdings has a potential user, but the client needs outside storage as part of the property agreement. The applicant is proposing to use the area that is designated as trailer parking to supply this outside storage request.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Light Industrial Use
South	PD-30	Electric Easement, Floodplain
West	PD-39	Undeveloped, Floodplain
East	SH-360	Highway

HISTORY:

- November 6, 2018: City Council approved a Specific Use Permit/Site Plan for an 625,000 sq. ft. trucking transfer and storage terminal (Case Number SU180805/S180803).
- November 5, 2018: The Planning and Zoning Commission approved a Final Plat for Lot 1, Block 1, Oakdale Addition, located on 54.16 acres (Case Number P181103).
- November 5, 2018: The Planning and Zoning Commission approved a Preliminary Plat for Lots 1&2, Block 1, Oakdale Addition, located on 141.64 acres (Case Number P181101).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

In 2018 the developer, Crow Holdings, came before Council and was granted an SUP/Site Plan for a trucking transfer and storage terminal. The proposal included a large office/warehouse industrial building (approximately 625,00 sq. ft.) and accessory trailer parking to the south. As of January 2021, the building's construction has been completed, along with finishing all required landscaping.

The applicant intends to lease the industrial warehouse to a client that is requesting outside storage of plumbing/HVAC supplies and equipment. The applicant does intend to complete concrete paving work for these 6.7 acres, if approved. Moreover, the site plan depicts an 8 ft. masonry screening wall and evergreen screening trees along the fence's perimeter. To furthermore screen the storage area from public view, the applicant has doubled the number of evergreen trees along the frontage road.

VARIANCES:

Outside Storage adjacent to street: Article 8 of the Unified Development Code states that outside storage cannot be adjacent to street.

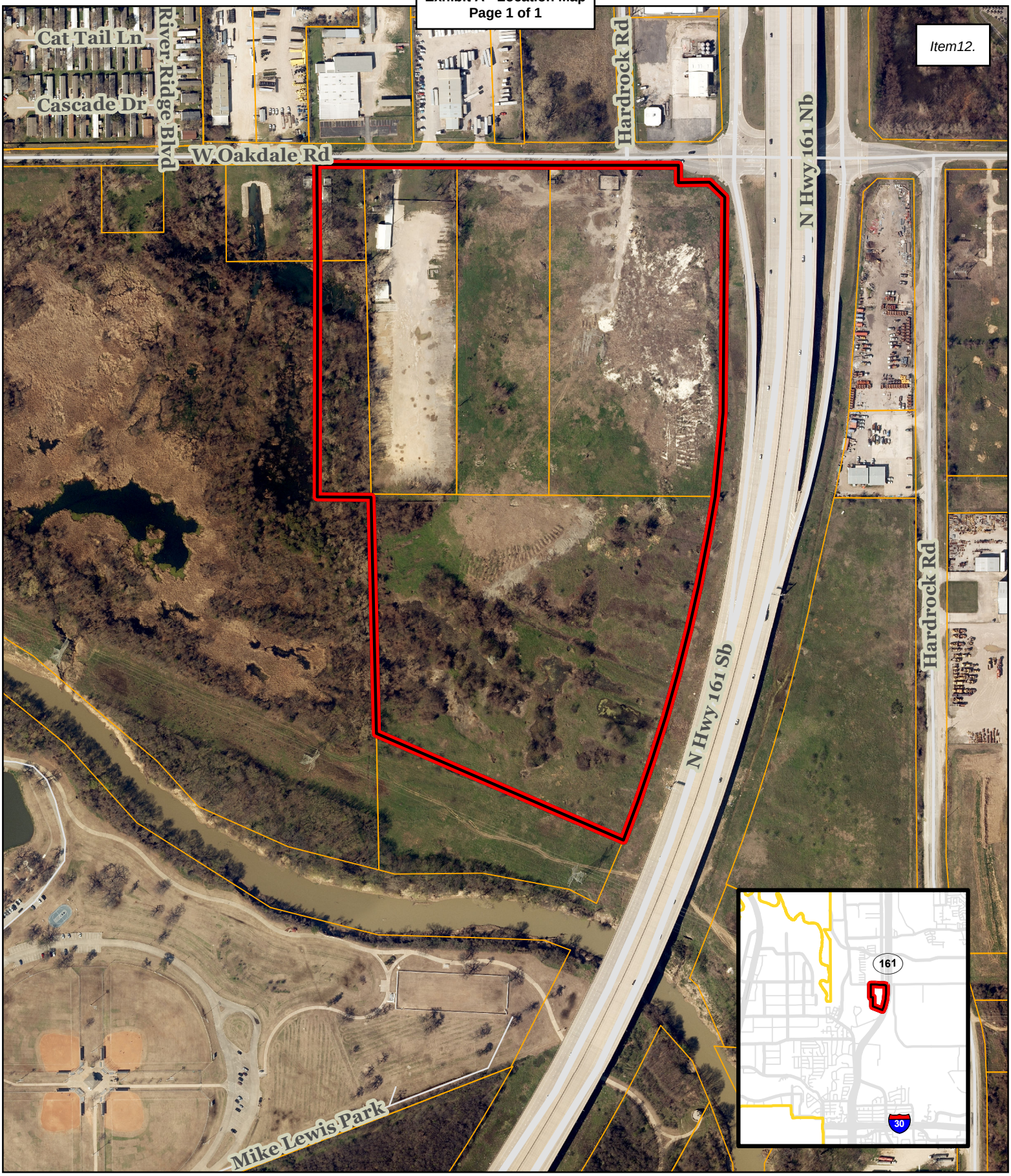
ANALYSIS OF VARIANCES:

Staff does not object to the requested variances. The applicant was granted approval of trailer parking adjacent to ROW in 2018. Additionally, the applicant has provided an 8 ft screening wall and has doubled the number of screening trees along the east and southern frontages.

RECOMMENDATION:

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

- The applicant shall finalize all outstanding floodplain/drainage documentation before the issuance of building permit for screening fence and pavement construction.



GRand Prairie TEXAS PLANNING

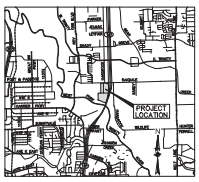
CASE LOCATION MAP

SU180805A/S180803A - SUP/ Site Plan

1113 W, Oakdale Road

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



VICINITY MAP

PARKING ANALYSIS

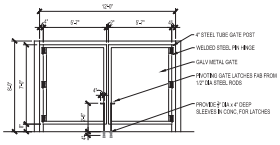
DEFINITIONS = FL = F
(1) 000 SF OFFICE (5%) / 325 = 97 SPACES
(50,000 SF WHSE = 119 SPACES + 25 SPACES = 158 SPACES
TOTAL PARKING REQUIRED = 236 SPACES
TOTAL PARKING PROVIDED = 369 SPACES
INCLUDING 8 HC (VAL VAN ACCESIBLE)

ARCHITECT

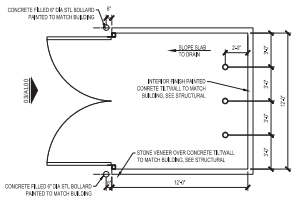
AZIMUTH ARCHITECTURE, INC
JOHN TAYLOR
9660 AUDELIA ROAD, SUITE 123-66
DALLAS, TEXAS 75238
(214) 261-9060 BUSINESS
jtaylor@azimutharc.com

OWNER / DEVELOPER

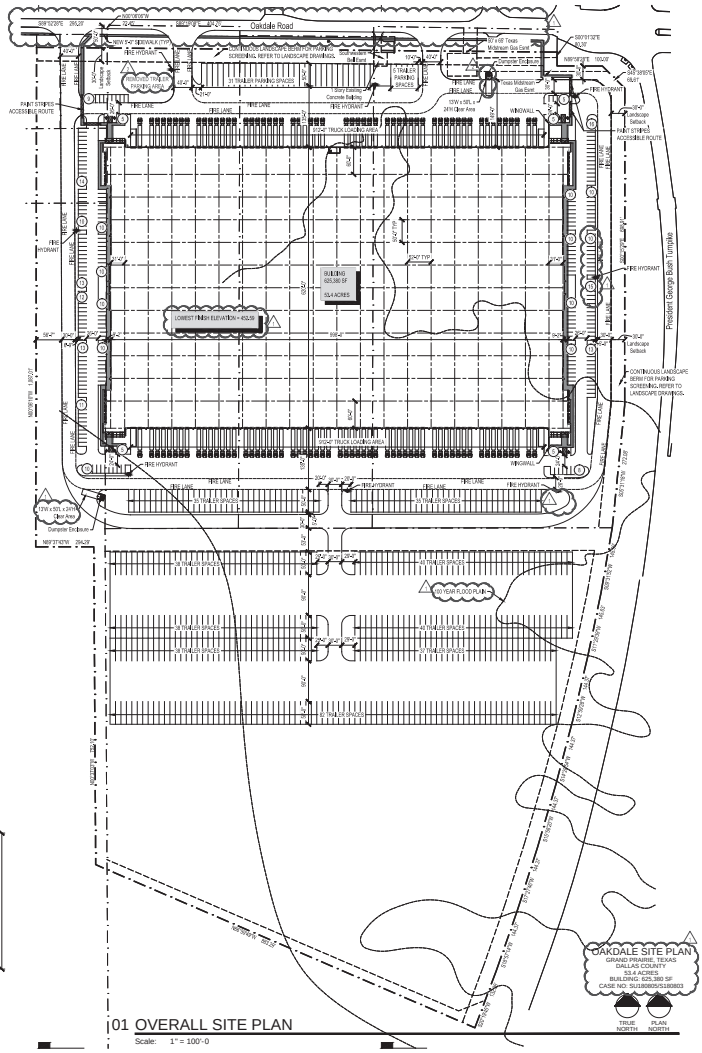
CHF ACQUISITIONS, L.P.
CROW HOLDINGS INDUSTRIAL
HILL MADDOX/DER
3819 MAPLE AVE
DALLAS, TEXAS 75219
(214) 801-8000 BUSINESS
(214) 443-8420 BUSINESS FAX
wmaddox@crowholdingsdallas.com



03 TRASH ENCLOSURE GATE ELEV.
Scale: 1/4" = 1'-0"



02 TRASH ENCLOSURE GATE PLAN
Scale: 1/4" = 1'-0"



01 OVERALL SITE PLAN
Scale: 1" = 100'-0

AZIMUTH:
architecture
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE
GRAND PRAIRIE, TX

JOB #: 2408

REVISIONS:
1 06.26.18 DRC Submittal
2 07.23.18 DRC Comments
3 07.30.18 DRC Comments

SEAL:

SHEET CONTENTS:
OVERALL SITE PLAN

DATE: July 30, 2018

SHEET: A1.00

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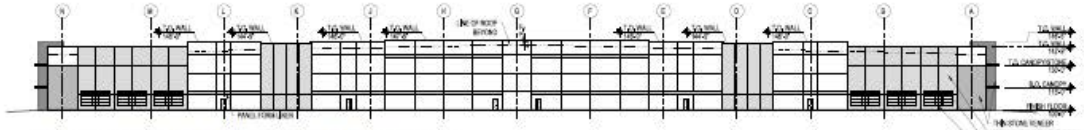
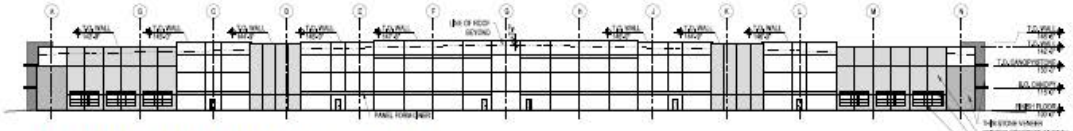
Exhibit C - Approved Building Elevations
Page 1 of 1

BUILDING A MATERIALS TABLE							
Direction	Total Area	Total Area Openings	Resultant Area	Tiltwall Area	Stone Veneer	Principal Masonry	Meets
North	51,537.00	7,009	44,528	41,915	2,613	100.00%	YES
South	51,496.00	7,075	44,421	41,808	2,613	100.00%	YES
East	30,854.00	2,606	28,248	27,006	1,242	100.00%	YES
West	30,854.00	2,606	28,248	27,006	1,242	100.00%	YES

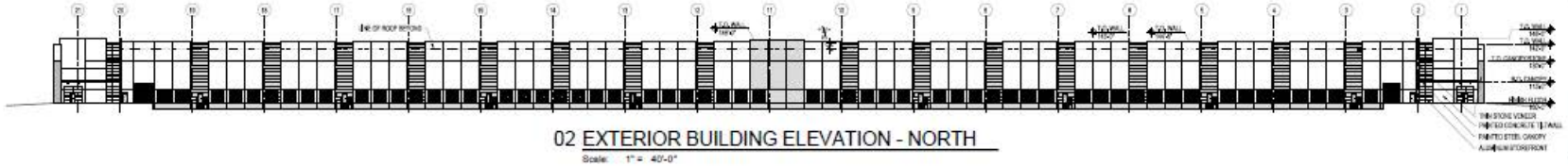
BUILDING A ARTICULATION TABLE								
ARTICULATION ZONE	Building Height (Ft)	Required LF (Bldg Ht x 3)	Provided LF	25% One Side Reqd	25% One Side Provided	Stone 25% Articulation Zone Required	Stone 25% Articulation Zone Provided	Meets
Northwest Corner	42.75	128.25	143.20	35.80	48.75	1,530.45	3,855.00	YES
Northeast Corner	42.75	128.25	143.20	35.80	48.75	1,530.45	3,855.00	YES



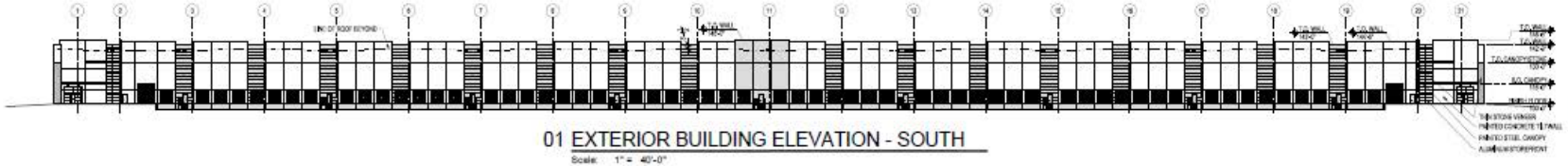
04 EXTERIOR BUILDING ELEVATION - EAST
Scale: 1" = 40'-0"



03 EXTERIOR BUILDING ELEVATION - WEST
Scale: 1" = 40'-0"



02 EXTERIOR BUILDING ELEVATION - NORTH
Scale: 1" = 40'-0"



01 EXTERIOR BUILDING ELEVATION - SOUTH
Scale: 1" = 40'-0"

OAKDALE SITE PLAN
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
53.4 ACRES
BUILDING: 625,380 SF
CASE NO: SU1808005S180803

AZIMUTH:

Item12.

architec

9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

www.azimutharc.com

CLIENT: OAKDALE

GRAND PRAIRIE, TX

JOB #: 2408

REVISIONS:

1 06.26.18 DRC Submittal
2 07.23.18 DRC Comments
3
4
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6
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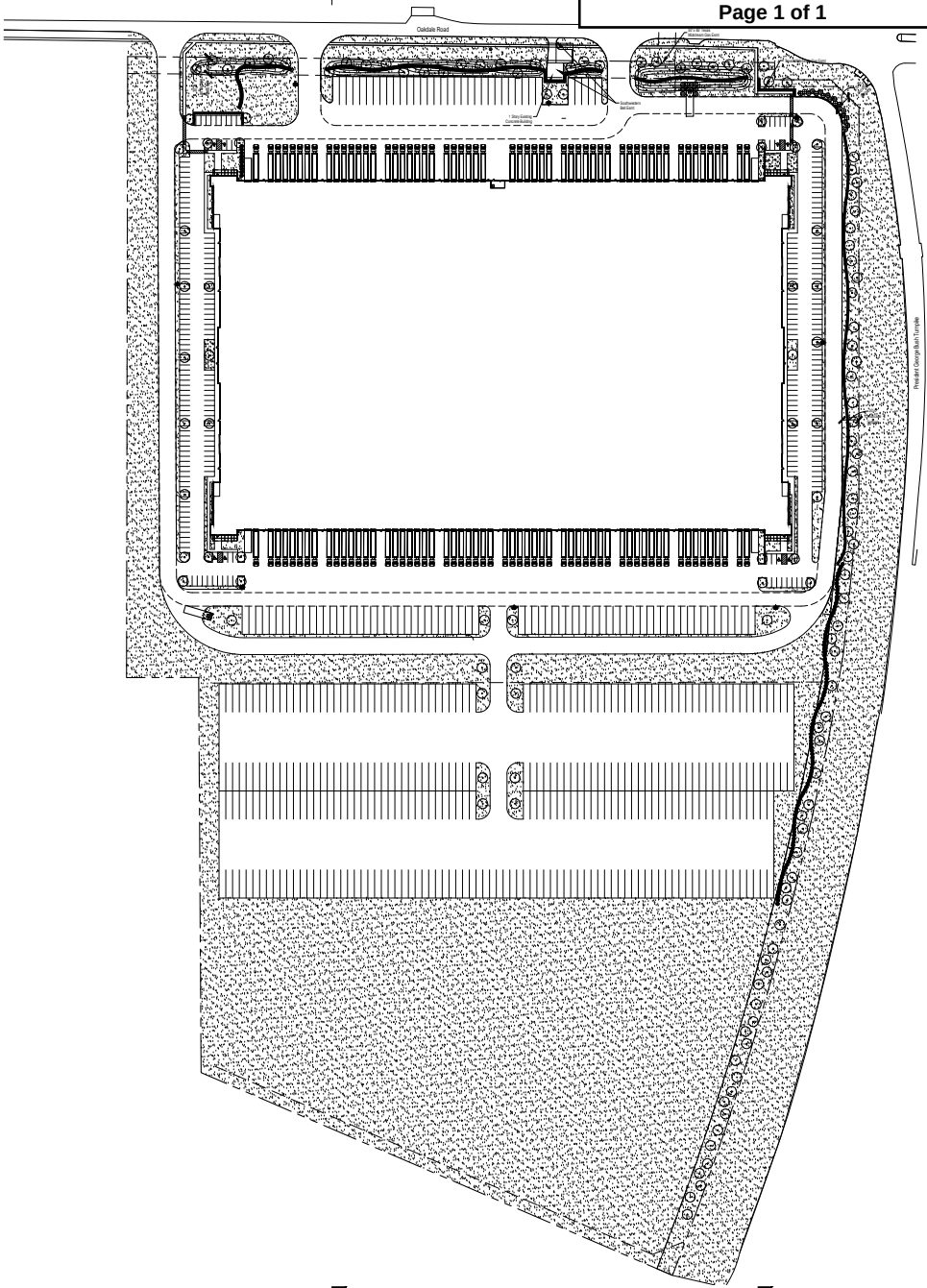
SEAL:

SHEET CONTENTS:
EXTERIOR BUILDING ELEVATIONS

DATE: July 23, 2018

SHEET: A7.10



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LEGEND

LARGE CANOPY TREES
3" CALIPER

EVERGREEN TREE
8' HEIGHT, FULL TO BASE

EVERGREEN SHRUB
4' HEIGHT

EVERGREEN SHRUB
3' HEIGHT

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

LANDSCAPE AREA

(Total Site = 2,328,366 s.f.)
Landscape area provided- 787,908 s.f. (33%)

STREET FRONTAGE
Requirements: One (1) tree, 3" cal., per 50 l.f. of street frontage.

President George Bush Turnpike (2,162 l.f.)

Required	Provided
(44) trees, 3" cal.	(60) trees, 3" cal.

Oakdale Road (1,248 l.f.)

Required	Provided
(26) trees, 3" cal.	(31) trees, 3" cal.

PARKING LOT (265 spaces#)
Requirements: (1) tree, 3" cal., per 20 parking spaces, 36" ht. parking lot screen

Required	Provided
(14) trees, 3" cal.	(35) trees, 3" cal.
evergreen landscape screen	eve/green landscape screen

OUTDOOR STORAGE
Requirements: Outdoor storage areas to be screened with 4' plus shrubs and berm. Height of screening (berm and evergreen plants) at time of installation to be 8'
Evergreen plants and berm provided

IRRIGATION
Irrigation will meet the requirements of the UDC

01 LANDSCAPE PLAN
SCALE 1"=100'-0"
0 50 100 200

OWNER / DEVELOPER
CROW HOLDINGS, INC.
CONTACT: WILL MUNDINGER
3819 MAPLE AVE.
DALLAS, TEXAS 75219
TEL: (214) 661-8341
EMAIL: WMUNDINGER@CHINDUSTRIAL.COM

OAKDALE SITE PLAN
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
LANDSCAPE PLAN
53.47 ACRES
BUILDING: 625,380 SF
CASE NO. SU180805/S180803

AZIMUTH: architecture
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

CLIENT: OAKDALE
GRAND PRAIRIE, TX

JOB #: 2408

REVISIONS:
1
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SEAL:
07.30.2018

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: 07.30.2018
SHEET: L1.01

82

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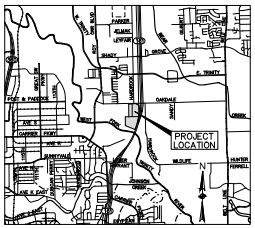


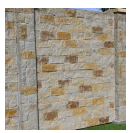
VICINITY MAP

PARKING ANALYSIS
EXISTING TO REMAIN

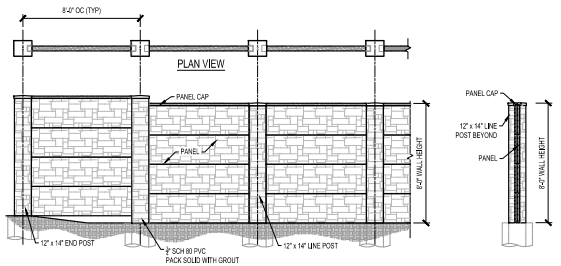
SUP SUMMARY
SUP TO ALLOW 6.7 ACRES OF OUTSIDE STORAGE SCREENED ON ALL FOUR SIDES BY 8' TALL SCREENING

ARCHITECT
AZIMUTH ARCHITECTURE, INC
JOHN TAYLOR
10228 E NORTHWEST HWY, BOX 66
DALLAS, TEXAS 75238
(214) 261-6060 BUSINESS
jtaylor@azimutharc.com

OWNER / DEVELOPER
WEST OAKDALE INDUSTRIAL LLC
BRAD COOPER
3819 MAPLE AVE
DALLAS, TEXAS 75219
(214) 661-6094 BUSINESS
(214) 445-6963 BUSINESS FAX
bcooper@chindustrial.com

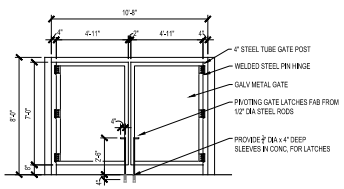


SAMPLE



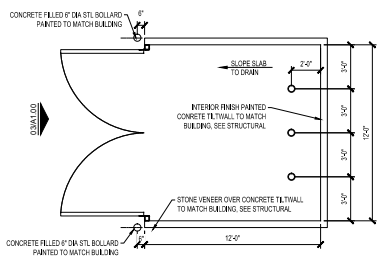
04 SCREEN WALL DETAIL

Scale: 1/4" = 1'-0"



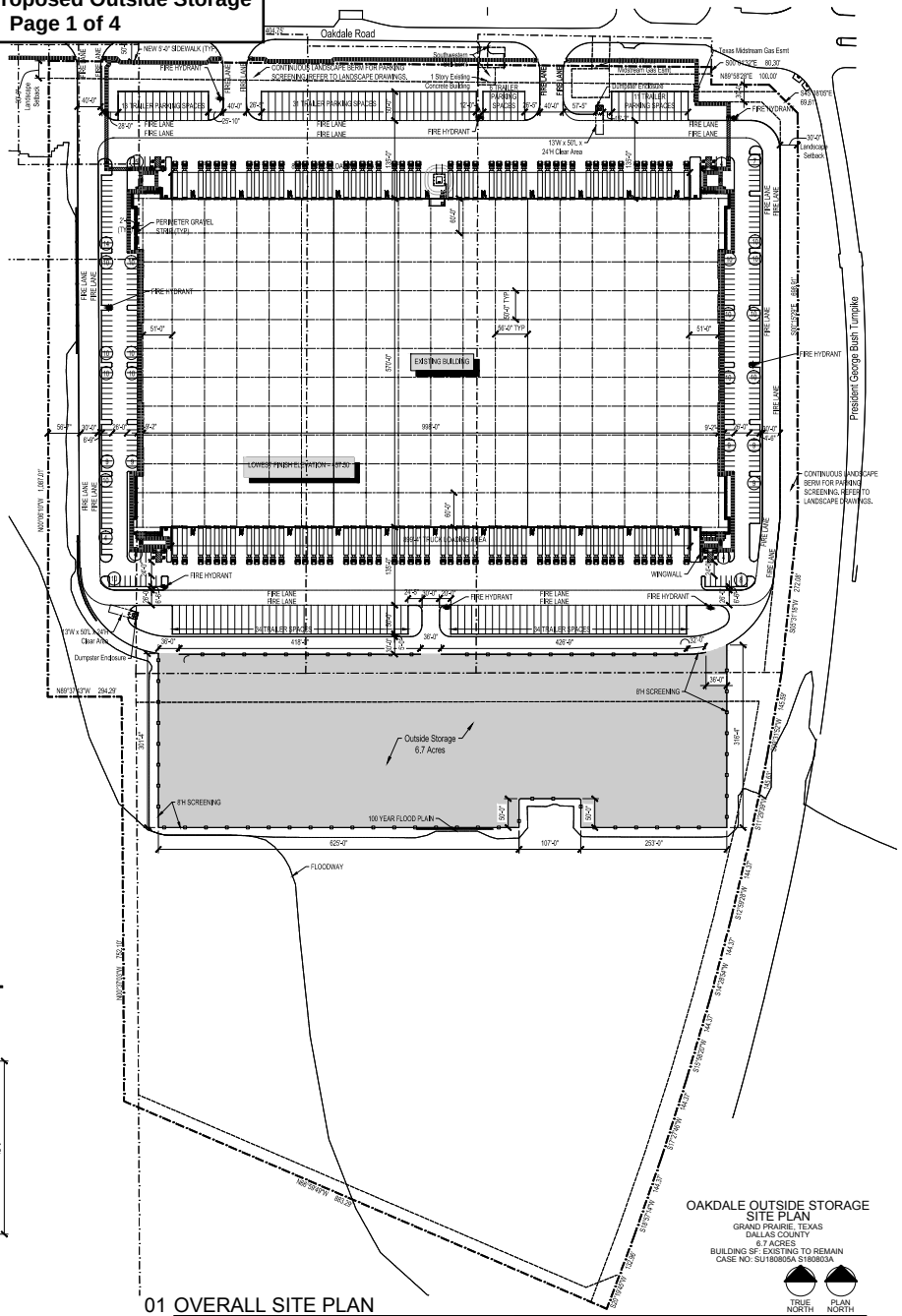
03 TRASH ENCLOSURE GATE ELEV.

Scale: 1/4" = 1'-0"



02 TRASH ENCLOSURE GATE PLAN

Scale: 1/4" = 1'-0"



OAKDALE OUTSIDE STORAGE
SITE PLAN
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
6.7 ACRES
BUILDING SF: EXISTING TO REMAIN
CASE NO: SU1808005A S1808003A

TRUE NORTH PLAN NORTH

01 OVERALL SITE PLAN

Scale: 1" = 100'-0

AZIMUTH:
architecture
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE OUTSIDE STORAGE
1113 W. OAKDALE ROAD
GRAND PRAIRIE, TX 75050

JOB #: 2408A

REVISIONS:
1 02.09.21 DRC Submittal
2 03.03.21 DRC Comments
3 03.16.21 DRC Comments
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SEAL:
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 ON MARCH 16, 2021. ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:
OVERALL SITE PLAN

DATE: March 16, 2021

SHEET:
A1.00

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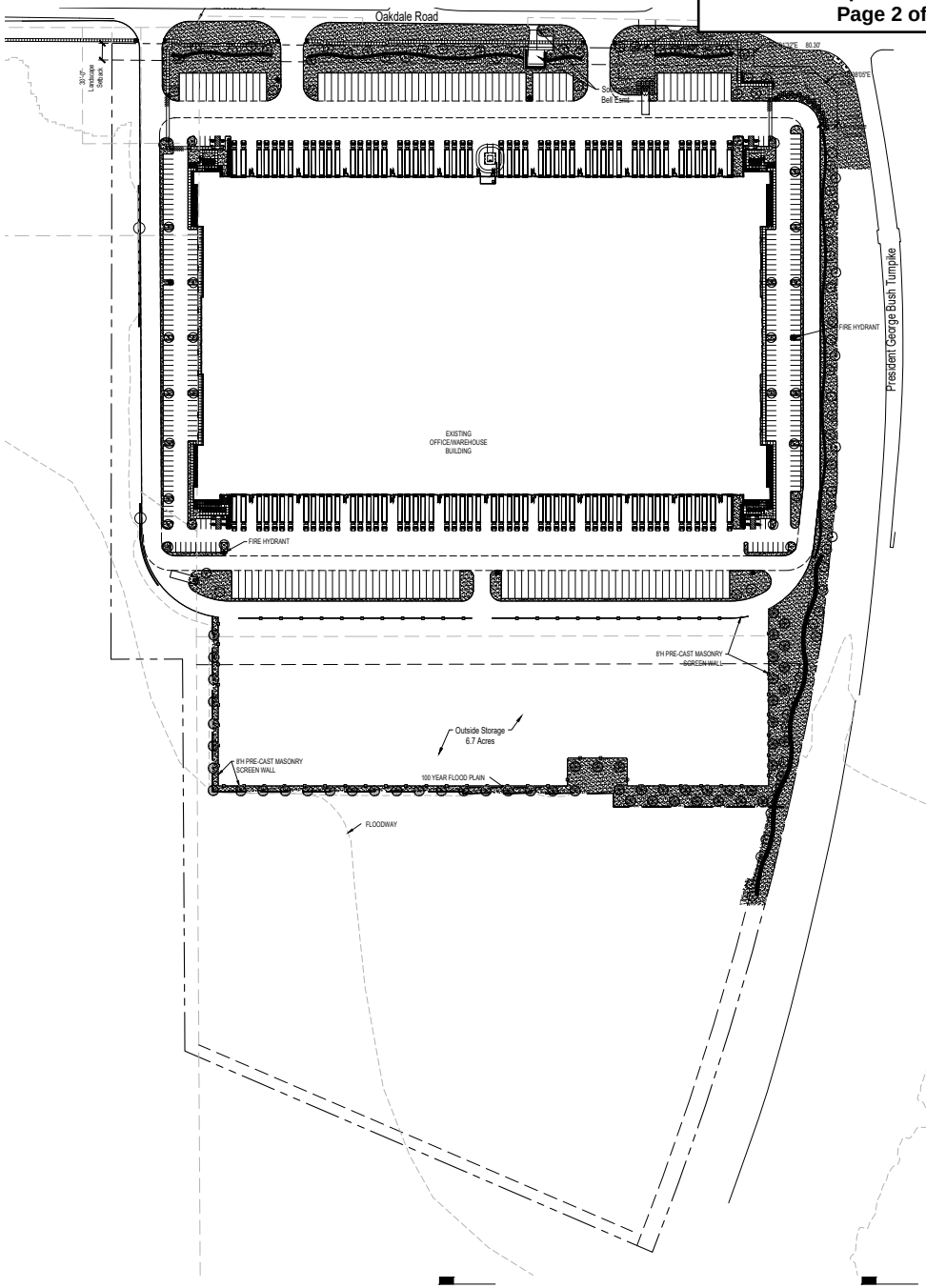
Exhibit E - Proposed Outside Storage
Page 2 of 4



PLANT LEGEND

- PROPOSED LIVE OAK 3" CALIPER
- EXISTING LIVE OAK 3" CALIPER
- EXISTING RED OAK 3" CALIPER
- EXISTING CEDAR ELM 3" CALIPER
- EXISTING EAST PALATKA HOLLY
- EXISTING EASTERN RED CEDAR
- EXISTING NELLIE R. STEVENS HOLLY

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	12	Crepe Myrtle	*Lagerstroemia indica 'Dallas Red'*	8' ht.	container, 3 of 5 trucks, tree form
EPH	26	East Palatka Holly	*Ilex x attenuata ' East Palatka'*	3" cal.	container, 8' ht., 4' spread min.,full to base
ERC	128	Eastern Red Cedar	*Juniperus virginiana*	8' ht.	container, 6' spread, full to base
LO	142	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	16	Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	300	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container grown, 20" spread
MIS	105	Adagio Maiden Grass	*Miscanthus Sinensis 'Adagio'*	3 gal.	container full , well rooted
NPH	319	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	36" ht.	container, 30" spread, 30" o.c.
NRS	320	Nellie R. Stevens Holly	*Ilex x Nellie R. Stevens'*	48" ht.	container, 36" spread, full to base
PH	31	Red Tip Photinia	*Photinia x fraseri*	48" ht.	container, 36" spread, full to base
RY	53	Red Yucca	*Hesperaloe parviflora*	3 gal.	container full, well rooted

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	310	Liriope	*Liriope muscari*	4" pots	container full, 10" o.c.
WC	2,190	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	3-5 12" runners, 10" o.c., well rooted
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod / Hydro Mulch refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
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4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

LANDSCAPE AREA

(Total Site = 2,328,366 s.f.)
Landscape area provided- 787,908 s.f. (33%)

STREET FRONTAGE

Requirements: One (1) tree, 3" cal., per 50 l.f. of street frontage.

President George Bush Turnpike (1,437 l.f.)

Required	Provided
(29) trees, 3" cal.	(41) trees, 3" cal.

Oakdale Road (1,248 l.f.)

Required	Provided
(25) trees, 3" cal.	(31) trees, 3" cal.

PARKING LOT (246 spaces)

Requirements: (1) tree, 3" cal., per 20 parking spaces, 36" ht. parking lot screen

Required	Provided
(13) trees, 3" cal. evergreen landscape screen	(26) trees, 3" cal. evergreen landscape screen

OUTDOOR STORAGE

Requirements: Outdoor storage areas to be screened with 4' plus shrubs and berm. Screening must be 7' height within 2 years

Evergreen shrubs and berm provided

IRRIGATION

Irrigation will meet the requirements of the UDC

OUTDOOR STORAGE AREA

6.7 ACRES

SCREENED WITH AN 8' HEIGHT PRE-CAST MASONRY WALL. 3" CALIPER LIVE OAKS ARE PROPOSED 40' O.C. THERE IS A STAGGERED DOUBLE ROW OF LIVE OAKS 40' O.C. PROPOSED FOR THE PORTION OF STORAGE AREA THAT CAN BE SEEN FROM THE PUBLIC R.O.W.

THERE ARE 53 NEW LIVE OAKS PROPOSED TO BE PLANTED AROUND THE STORAGE AREA

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

HYDROMULCH NOTES

1. *ALL LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, UNLESS NOTED OTHERWISE ON DRAWINGS.*
2. *CONTRACTOR SHALL SCARIFY, RIP, LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.*
3. *BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.*
4. *FIBER SHALL BE ONE HUNDRED (100%) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. COWBOY OR EQUAL.*
5. *FIBER TACK: SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC., OR EQUAL.*
6. *HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FOOT.*
7. *USE A 4'X8' BATTER BOARD AGAINST ALL BEDS AREAS.*
8. *IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON.*
9. *IN THE EVENT RYE GRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO SCALP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERNAMENT LAWN GRASS INSTALLATION.*
10. *ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.*
11. *CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.*
12. *CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.*

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DRIVE
SUITE 110
ALLEN, TEXAS 75013
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 LANDSCAPE SITE PLAN
SCALE 1"=100'-0"
0 50 100 200

AZIMUTH: architecture
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE
GRAND PRAIRIE, TX

JOB #: 2408

REVISIONS:
1 03.03.2021 SITE PLAN
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6
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SEAL: 03.03.2021

SHEET CONTENTS:
LANDSCAPE SITE PLAN

DATE: 3, 2021
SHEET: 84
L1.00
SU180805A/S180803A

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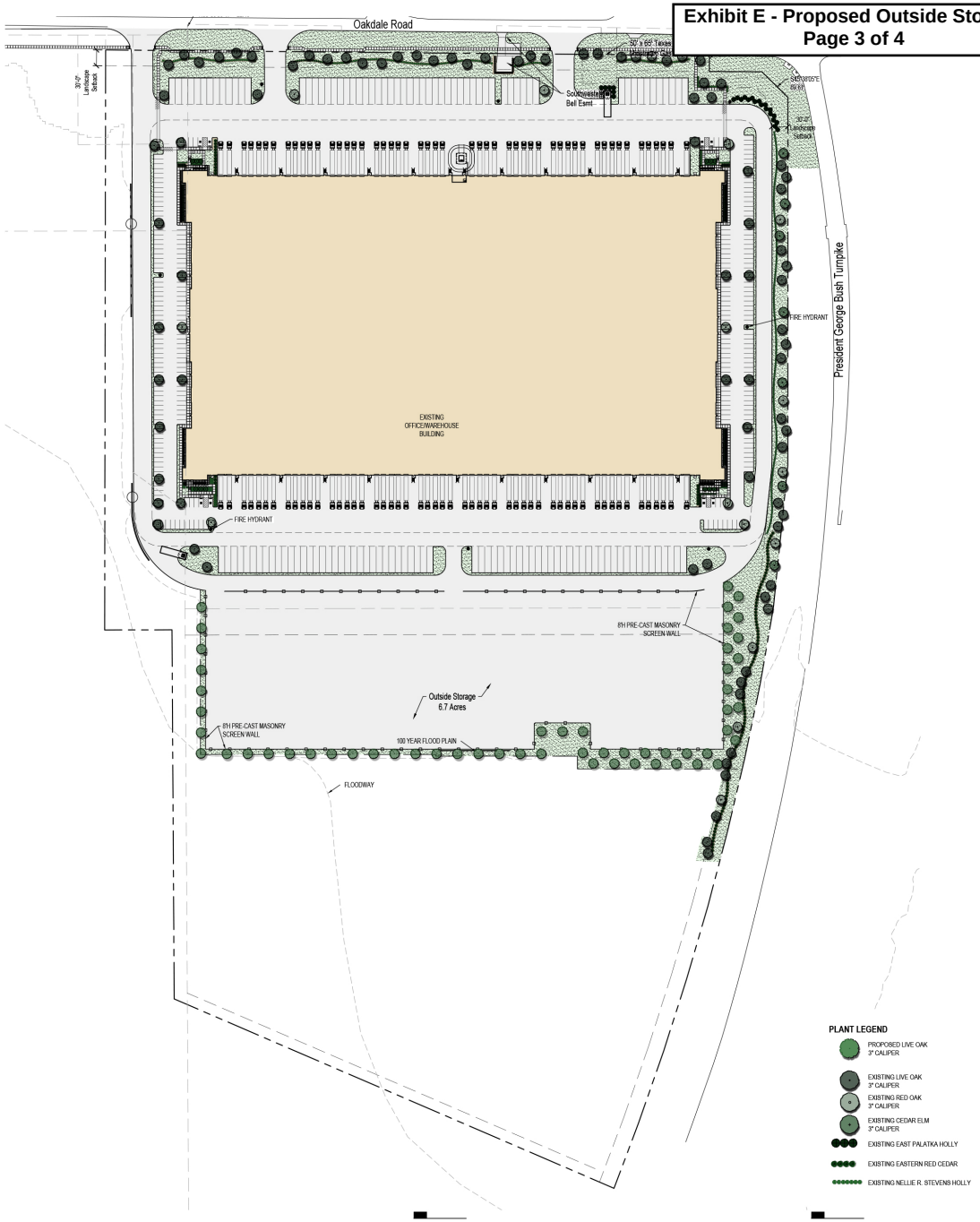
Exhibit E - Proposed Outside Storage
Page 3 of 4



PLANT LEGEND

- PROPOSED LIVE OAK 3" CALIPER
- EXISTING LIVE OAK 3" CALIPER
- EXISTING RED OAK 3" CALIPER
- EXISTING CEDAR ELM 3" CALIPER
- EXISTING EAST PALATKA HOLLY
- EXISTING EASTERN RED CEDAR
- EXISTING NELLIE R. STEVENS HOLLY

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	12	Crepe Myrtle	*Lagerstroemia indica 'Dallas Red'*	8' ht.	container, 3 of 5 trucks, tree form
EPH	26	East Palatka Holly	*Ilex x attenuata ' East Palatka'*	3" cal.	container, 8' ht., 4' spread min, full to base
ERC	128	Eastern Red Cedar	*Juniperus virginiana*	8' ht.	container, 6' spread, full to base
LO	142	Live Oak	*Quercus virginiana*	3" cal.	container, 14" ht., 6' spread, 5' clear straight trunk
RO	16	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	300	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container grown, 20" spread
MIS	105	Adagio Maiden Grass	*Miscanthus Sinensis 'Adagio'*	3 gal.	container full , well rooted
NPH	319	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	36" ht.	container, 30" spread, 30" o.c.
NRS	320	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	48" ht.	container, 36" spread, full to base
PH	31	Red Tip Photinia	*Photinia x fraseri*	48" ht.	container, 36" spread, full to base
RY	53	Red Yucca	*Hesperaloe parviflora*	3 gal.	container full, well rooted

GROUNDCOVERS

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	310	Liriope	*Liriope muscari*	4" pots	container full, 10" o.c.
WC	2,190	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	3-5 12" runners, 10" o.c., well rooted
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod / Hydro Mulch refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

LANDSCAPE AREA

(Total Site = 2,328,366 s.f.)

Landscape area provided- 787,908 s.f. (33%)

STREET FRONTAGE

Requirements: One (1) tree, 3" cal., per 50 l.f. of street frontage.

President George Bush Turnpike (1,437 l.f.)

Required	Provided
(29) trees, 3" cal.	(41) trees, 3" cal.

Oakdale Road (1,248 l.f.)

Required	Provided
(25) trees, 3" cal.	(31) trees, 3" cal.

PARKING LOT (246 spaces)

Requirements: (1) tree, 3" cal., per 20 parking spaces, 36" ht. parking lot screen

Required	Provided
(13) trees, 3" cal.	(26) trees, 3" cal.
evergreen landscape screen	evergreen landscape screen

OUTDOOR STORAGE

Requirements: Outdoor storage areas to be screened with 4' plus shrubs and berm. Screening must be 7' height within 2 years

Evergreen shrubs and berm provided

IRRIGATION

Irrigation will meet the requirements of the UDC

OUTDOOR STORAGE AREA

6.7 ACRES

SCREENED WITH AN 8' HEIGHT PRE-CAST MASONRY WALL. 3" CALIPER LIVE OAKS ARE PROPOSED 40' O.C. THERE IS A STAGGERED DOUBLE ROW OF LIVE OAKS 40' O.C. PROPOSED FOR THE PORTION OF STORAGE AREA THAT CAN BE SEEN FROM THE PUBLIC R.O.W.

THERE ARE 53 NEW LIVE OAKS PROPOSED TO BE PLANTED AROUND THE STORAGE AREA

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

HYDROMULCH NOTES

1. *ALL LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, UNLESS NOTED OTHERWISE ON DRAWINGS.*
2. *CONTRACTOR SHALL SCARIFY, RIP, LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.*
3. *BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.*
4. *FIBER. SHALL BE ONE HUNDRED (100%) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. "CONWEB" OR EQUAL.*
5. *FIBER TACK. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC., OR EQUAL.*
6. *HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FOOT.*
7. *USE A 4'X8' BATTER BOARD AGAINST ALL BEDS AREAS.*
8. *IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON.*
9. *IN THE EVENT RYE GRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERMANENT LAWN GRASS INSTALLATION.*
10. *ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.*
11. *CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.*
12. *CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.*

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DRIVE
SUITE 110
ALLEN, TEXAS 75013
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 LANDSCAPE SITE PLAN
SCALE 1"=100'-0"

0 50 100 200

AZIMUTH:

Item12.

azimutharchitects
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE GRAND PRAIRIE, TX

JOB #: 2408

REVISIONS:
1 03.03.2021 SITE PLAN
2
3
4
5
6
7
8
9

SEAL: CHRIS TRONZANO 2042 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS
03.03.2021

SHEET CONTENTS:
LANDSCAPE SITE PLAN

DATE: MARCH 03, 2021

SHEET:
L1.00
SU180805A/S180803A

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WEST OAKDALE INDUSTRIAL, L.L.C.

3819 Maple Avenue
Dallas, Texas 75219

214-661-8094
Email bcooper@chindustrial.com

February 9, 2021

Ms. Savannah Ware – Chief City Planner
City of Grand Prairie
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053-4045

Re: 1113 W Oakdale – Outside Storage SUP
SW Corner of Oakdale Rd. & SH 161
Grand Prairie, TX
Specific Use Permit Operations Plan

Dear Savannah,

The purpose of this letter is to provide a general operations plan for outside storage located on the southern 6.7 acres of the 1113 W Oakdale site. The outside storage area will be utilized for storing plumbing and HVAC equipment and materials. The perimeter of the outside storage area will include 8 feet of screening and screen trees will be planted on the eastern and southern borders of the outside storage area.

We look forward to working with the City of Grand Prairie through the review process.

Sincerely,

WEST OAKDALE INDUSTRIAL, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: _____
Name: William G. Mundinger III
Title: Vice President

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: Z210202/CP210202 - Zoning Change/Concept Plan -EB Timber Oaks (City Council District 1). Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres. Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change and Concept Plan for an 86-unit multi-family development on 3.435 acres. Part of Lot 2, Block B, Prairie Oaks Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Multi-Family Two (MF-2), and addressed as 2955 Osler Drive.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from Multi-Family Two to a Planned Development District for Multi-Family Three Uses to increase the allowable density of units from 18 dwelling units per acre to 26 dwelling units per acre. This property is a part of the same tract that comprises of the existing Timber Oaks Apartments to the south. An approved replat has been completed for the tract but has yet to be filed. This 3.4-acre tract has remained vacant since the development of Timber Oaks Apartments in 2004. Staff has verified that this rezoning would not affect the existing Timber Oaks Apartments which complies with the existing MF-2 zoning.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-320	Undeveloped, Gas Well
South	MF-2	Multi-Family Development
West	City of Arlington	Single Family Residential

East	PD-320	Undeveloped, Gas Well

HISTORY:

- May 11, 2020: The Planning and Zoning Commission approved a Replat for Lots 2R & 3R, Block B, Prairie Oaks Park Addition, located on 18.577 acres (Case Number RP200501).
- June 17, 2003: City Council approved a Site Plan for Timer Oaks Apartment, which consisted of a multi-family development of 264 units on 18.7 acres (Case Number S030601).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

General Info

The applicant is proposing to create a Planned Development District for Multi-Family Uses. The Concept Plan designates 3.43 acres as Multi-Family Three with a proposed density of 26 dwelling units per acre. It depicts one residential building that will contain a leasing office, mailroom, and amenity center. The building will be four stories tall, with the first floor designated as a parking garage that will be screened from the public rights-of-way. Additionally, the site will provide a pool area with pavilions and outdoor restrooms. This area will be screened with a six ft tall privacy fence.

Screening and Access

The Concept Plan depicts a perimeter fence around the multi-family development with a gated entry and call box off Osler Drive. The applicant is also providing a secondary emergency access point on the north side of the property. The applicant is proposing screening and fence types that meet the requirements of the Unified Development Code.

Parking

Additionally, the Unified Development Code has parking requirements specifically geared toward multi-family development. Appendix W requires that specific percentages of parking provided as covered, garage, and guest parking. This proposal is meeting those requirements. A comprehensive review of site details will be conducted at the Site Plan stage.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

2018 Comprehensive Plan/Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as High Density Residential. High density residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed- use configuration, have densities above 20 dwelling units per acre. The proposal includes 3.43 acres of multi-family uses which is consistent with the FLUM.

ZONING REQUIREMENTS:

The property is currently zoned MF-2. The applicant is proposing to create a Planned Development District with a base zoning district of MF-3. The table below compares MF-2 and MF-3 standards in Appendix W with what is being proposed.

The proposal meets all the requirements for MF-3. The only difference between what is allowed by the property's current zoning (MF-2) and what is being proposed (PD for MF-3) is the allowed number of dwelling units per acre.

Table 2. Zoning Comparison

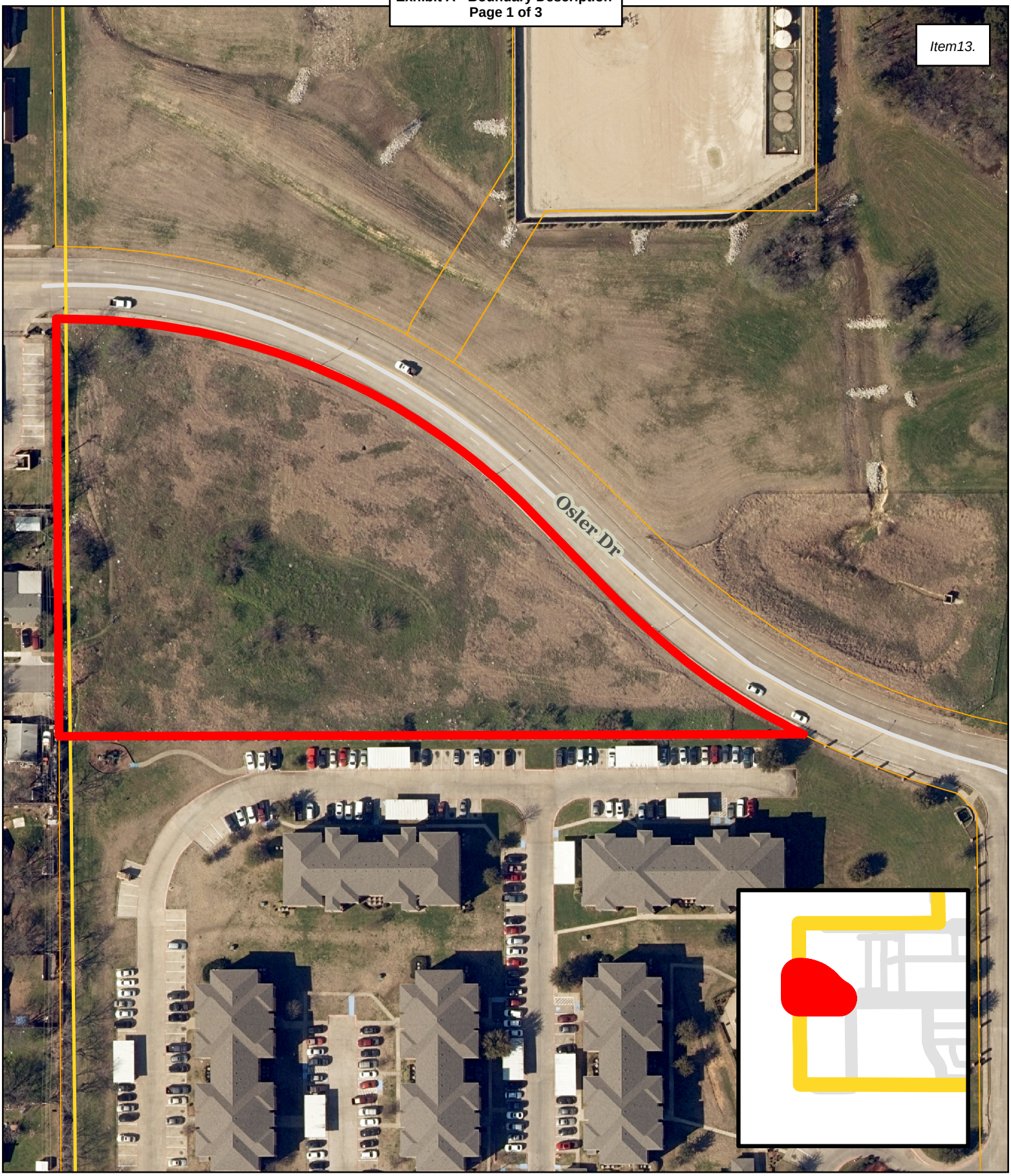
Standard	Existing Zoning	Appendix W	Proposed	Meets
Designation	MF-2	MF-3	PD for MF-3	-
Maximum Density	18 DUA	26 DUA	26 DUA	Yes
Minimum Living Area (sq. ft.)	600	600	600	Yes
Maximum One-Bed Units (%)	60	60	57	Yes
Maximum Height (ft.)	50	50	50	Yes
Front Setback (ft.)	30	30	30	Yes
Rear Setback (ft.)	45+ 1 for every ft. over 35	45+ 1 for every ft. over 35	45+ 1 for every ft. over 35	Yes
Interior Side Setback (ft.)	45+ 1 for every ft. over 35	45+ 1 for every ft. over 35	45+ 1 for every ft. over 35	Yes
Required Parking	1.25 Space/1 Bedroom 2 Spaces/2-3 Bedrooms	1.25 Space/1 Bedroom 2 Spaces/2-3 Bedrooms	1.25 Space/1 Bedroom 2 Spaces/2-3 Bedrooms	Yes
Parking Garage Spaces (%)	30	30	30	Yes
Carport Parking Spaces (%)	20	20	20	Yes
Guest Parking Spaces (%)	10	10	10	Yes

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the request. The proposed request is in line with the Future Land Use Map intent for the subject property.



GRand Prairie TEXAS PLANNING

CASE LOCATION MAP

Z210202/CP210202 - Zoning Change/Concept Plan
2955 Osler Dr. Grand Prairie Apartments

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

Friday, February 5, 2021
700 Timber Oaks
City of Grand Prairie, Tarrant County, TX

WINDROSE
LAND SURVEYING | PLATTING

Legal Description:

Please note:
This Legal Description is for the use of a Zoning Change through the City of Grand Prairie and may not be used in any other circumstances.
Windrose Land Services does not endorse or encourage portions of platted lots to be split by metes and bounds:

BEING a 3.434 Acre tract of land situated in the Tapley Holland Survey, being a portion of Lot 2, Block B of Prairie Oaks Park, an addition to the City of Grand Prairie, as recorded in Cabinet A, Page 2804, Plat Records, Tarrant County, Texas also being all of a tract of land described to TOVL, LP by deed recorded in Instrument Number D220060802, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012);

BEGINNING at a 1/2 inch rebar found for the northwest corner of said Lot 2, same being a point on the south right-of-way line of Olser Drive (Variable Width right-of-way as shown in Cabinet A, Page 2804, Plat Records, Tarrant County, Texas) and being at the beginning of a curve to the right with a radius of 570.00 feet, a central angle of 44 degrees 59 minutes 57 seconds and a chord bearing and distance of South 67 degrees 37 minutes 54 seconds East, a distance of 436.25 feet;

THENCE with the south right-of-way line of said Olser Drive, an arc length of 447.67 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 45 degrees 07 minutes 55 Seconds East, with the southwest right-of-way line of said Olser Drive, a distance of 113.32 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the left with a radius of 630.00 feet, a central angle of 19 degrees 05 minutes 07 seconds and a chord bearing and distance of South 54 degrees 40 minutes 46 seconds East, a distance of 208.89 feet;

THENCE with said south right-of-way line of said Olser drive, an arc length of 209.85 feet to a 1/2 inch rebar capped "WINDROSE" found for corner;

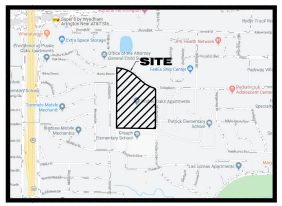
THENCE South 89 degrees 47 minutes 00 seconds West, departing the south right-of-way line of said Olser Drive, over, across and upon said Lot 2, with the south line of said TOVL tract, a distance of 652.08 feet to a 1/2 inch rebar capped "WINDROSE" set on the east line of Lot 1, Block 6 of Hollandale East Addition, No. 2, an addition to the City of Arlington, Tarrant County, Texas as recorded in Volume 388-12, Page 93, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 20 minutes 24 seconds West, with the east line of said Lot 1 and continuing with the east right-of-way line of Hardy Place (Called a 50 foot right-of-way as shown in Volume 388-12, Page 93, Plat Records, Tarrant County, Texas) and with the east line of Lot 6, Block 1A of Hollandale East Addition No. 2, an addition to the City of Arlington as recorded in Volume 388-18, Page 66, Plat Records, Tarrant County, Texas a total distance of 199.26 feet to a point for the northeast corner of said

Lot 6, same being the southeast corner of Lot 1R, Block 2 of Prairie Oaks Park Addition, an addition to the City of Arlington, as recorded in Cabinet A, Page 9855, Plat Records, Tarrant County, Texas, from which an iron pipe found bears South 47 degrees 52 minutes 04 seconds West, a distance of 0.65 feet;

THENCE North 00 degrees 18 minutes 36 seconds West, with the east line of said Lot 1R, passing at a distance of 165.23 feet a 5/8 inch rebar for the northeast corner of said Lot 1R, a total distance of 169.94 feet to THE POINT OF BEGINNING and containing 149,593 square feet or 3.434 acres of land, more or less.

Exhibit B - Concept Plan
Page 1 of 1



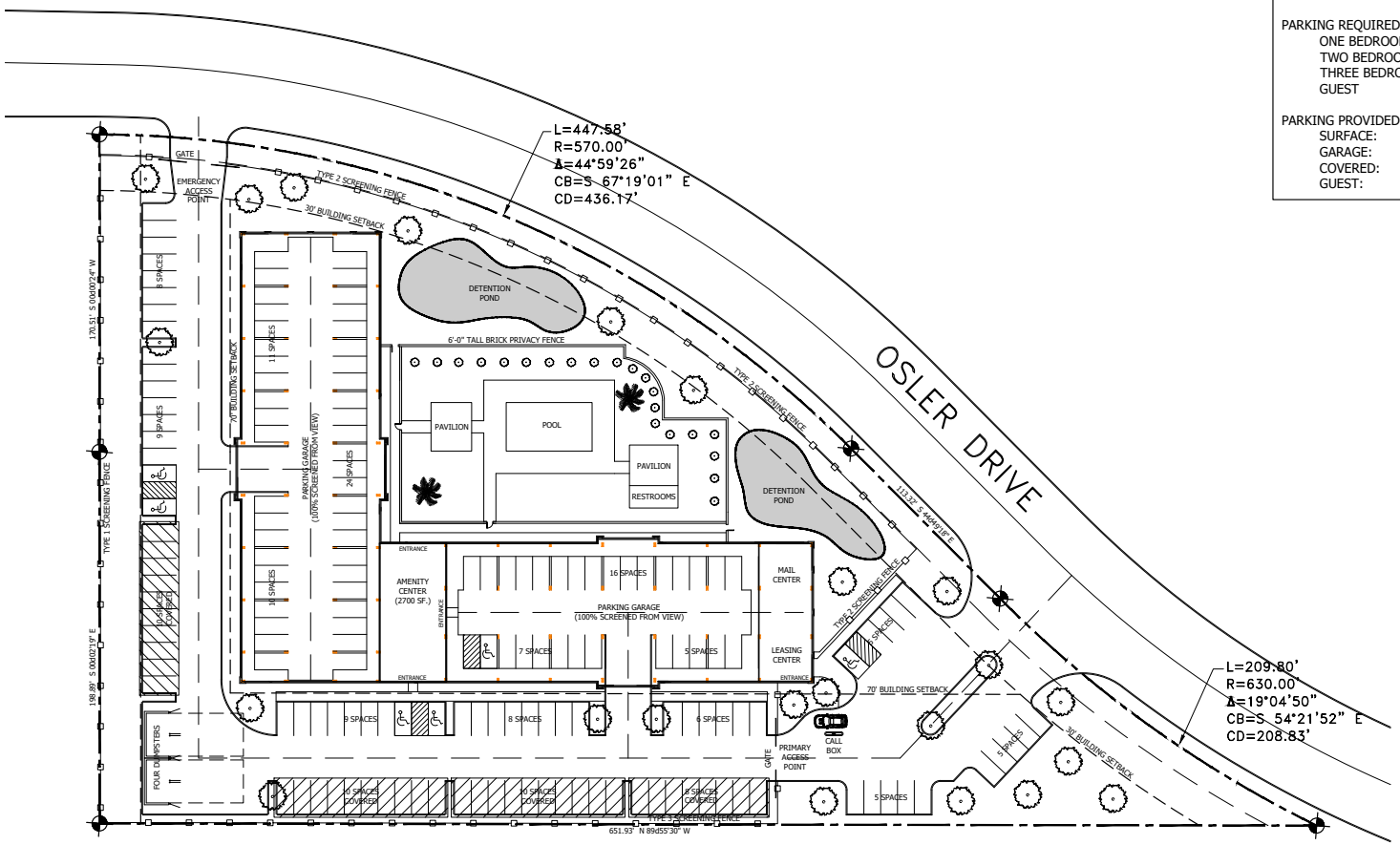
VICINITY MAP
NOT TO SCALE

OWNER	DEVELOPER & CONSULTING FIRM
ELI NEUBERG EB REAL ESTATE GROUP 487R CENTRAL AVE, 1ST FLOOR CEDARHURST, NY 11516	DAYDRA MANAGEMENT LLC 262-909-1676 801 S. HWY 78, SUITE 307 WYLIE, TX 75098

PROJECT MULTIFAMILY SITE SUMMARY

CASE# Z210202/CP210202

SITE INFORMATION			
SITE AREA:	3.435 ACRES		
EXISTING ZONING:	MF-2	61 UNITS	
PROPOSED ZONING:	MF-3	89 UNITS	
BUILDING INFORMATION:			
NUMBER OF STORIES:	4		
TOTAL HEIGHT:	50'-0" MAX		
TOTAL NUMBER OF DWELLING UNITS:		84 UNITS	
ONE BEDROOM:	48 UNITS	750 SQFT	57%
TWO BEDROOMS:	33 UNITS	1000 SQFT	39%
THREE BEDROOMS:	3 UNITS	1200 SQFT	3%
PARKING REQUIRED:		146 SPACES	
ONE BEDROOM:	1.25 EA	60 SPACES	
TWO BEDROOMS:	2 EA	66 SPACES	
THREE BEDROOMS:	2 EA	6 SPACES	
GUEST	10%	14 SPACES	
PARKING PROVIDED:		166 SPACES	
SURFACE:	40 SPACES		24%
GARAGE:	73 SPACES		44%
COVERED:	38 SPACES		23%
GUEST:	15 SPACES		9%



CONCEPT SITE PLAN

SCALE: 1" = 30'-0"

PLATINUM CONCEPTS, LLC

EB TIMBER OAKS
GRAND PRAIRIE

GENERAL NOTES:

ALL RIGHTS RESERVED. THESE DESIGN DRAWINGS ARE THE SOLE PROPERTY OF PLATINUM CONCEPTS AND MAY NOT BE REPRODUCED IN ANY FORM OR METHOD WITHOUT PREVIOUS WRITTEN PERMISSION.

SEAL:

NO.	REVISION	DATE:
1	CITY COMMENTS	1.26.21
2	CITY COMMENTS	2.8.21
3	CITY COMMENTS	3.2.21

OWNER NAME & ADDRESS:

DAYDRA MANAGEMENT
801 S HWY 78, SUITE 307
WYLIE, TEXAS 75098

PROJECT NAME & ADDRESS:

EB TIMBER OAKS

OSLER DRIVE
GRAND PRAIRIE, TX 75098

SHEET TITLE:

CONCEPT
SITE PLAN

PROJECT: GRAND PRA... T:

DRAWN BY:

DATE: 12-14-20

SCALE: N.T.S.

1

CASE# Z210202/CP210202

CONCEPT ELEVATION

SCALE: N.T.S.

PLATINUM CONCEPTS, LLC

EB TIMBER OAKS
GRAND PRAIRIE

GENERAL NOTES:

ALL RIGHTS RESERVED. THESE DESIGN DRAWINGS ARE THE SOLE PROPERTY OF PLATINUM CONCEPTS AND MAY NOT BE REPRODUCED IN ANY FORM OR METHOD WITHOUT PREVIOUS WRITTEN PERMISSION.

SEAL:

NO.	REVISION	DATE:
1	CITY COMMENTS	1.26.21
2	CITY COMMENTS	2.8.21
3	CITY COMMENTS	3.2.21

OWNER NAME & ADDRESS:

DAYDRA MANAGEMENT

801 S HWY 78, SUITE 307
WYLIE, TEXAS 75098

PROJECT NAME & ADDRESS:

EB TIMBER OAKS

OSLER DRIVE
GRAND PRAIRIE, TX 75098

SHEET TITLE:

CONCEPT
SITE PLAN

PROJECT:
GRAND PRA

DRAWN BY:

DATE: 12-14-20

SCALE: N.T.S.

PD for 2955 Osler:

Following is the language regarding the Multifamily Zoning Change development of the property located at 2955 Osler Ln, Grand Prairie, TX

A Legal Description, prepared by Windrose Land Surveying being known as 3.434 Acre tract of land in the Tapley Holland Survey as a portion of Lot 2 Block 3 of Prairie Oaks Park, and is attached. We are proposing to modify the zoning from MF-2 to MF-3 which will allow for 89 total Units. Below is the table specifying the requests for our zoning changes in the Planned Development language.

Item	Current	Proposed	Difference
Zoning	MF-2	MF-3	N/A
# of Units	60 (16/Acre)	89 (26/Acre)	29
Parking Spaces			
# of One Bedrooms	60%	57%	-3%
Minimum Unit Size	600’ + 250’ for 3 BR	600’ + 250’ for 3 BR	0
Development size	12,000 Sq Ft	12,000 Sq Ft	0
Building Height	50’	50’	0

The property is located north of other Multifamily and to the east of SFR developments and is typical for the area. Although the property was replated and separated from the Section 8 housing to the south, it will be Standard Market

Rate units with the required housing allowed for first responders at the reduced rate.

Parking-

The development will meet all requirements for total parking and ratio parking for the types of units of the development.

Landscaping and Screening-

The development will meet all landscape coverage and screening with fencing.

Amenities-

The development will include a fenced-in underground pool with fencing and proper screening from outside environments.