



**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, OCTOBER 10, 2022 AT 5:30 PM**

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**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**

**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 September 26, 2022, P&Z meeting
2. PLT-22-08-0087 - Final Plat - Lot 1, Block 1, Parkside on Carrier Addition (City Council District 3). Final Plat of Lot 1, Block 1, Parkside on Carrier Addition, creating a single lot on 2.85 acres Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Residential District, and addressed as 1217 S Carrier Parkway
3. PLT-22-08-0086 – Residential Replat - Lots 1 & 2, Block 1, Brickman on 23<sup>rd</sup> Addition (City Council District 5). Residential Replat of Lots 1 & 2, Block 1, Brickman on 23<sup>rd</sup> Addition, creating two residential lots on 0.502 acres, Lots 10 & 11, Block C, Western Hills Addition,

City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District (2F), within the 161 Corridor Overlay District, and addressed as 2214 & 2218 Dalworth Street

- [4.](#) PLT-22-08-0081 - Final Plat - G Industrial (City Council District 1). Final Plat of Lot 1, Block 1, G Industrial Addition, creating one non-residential lot on 4.57 acres. Tract 43, John C. Read Survey, Abstract 1183, page 875, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, and addressed as 1200 W. Oakdale Road
- [5.](#) PLT-22-08-0083 – Replat – Dalworth Park Addition (City Council District 1). Replat of Lot 7-R, Block A, Dalworth Park Addition, creating one commercial lot on .723 acres. Lots 7, 8, and 9, Block A, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial District, and addressed as 2331 Dalworth St
- [6.](#) PLT-22-08-0082 – Replat – MBSA Addition (City Council District 1). Replat of Lots 1 & 2, Block 1, MBSA Addition, creating two commercial lots on 6.179 acres. Lot 1R1, County Line Addition, and Lot 2, Block A, RES Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 371 (PD-371), and addressed as 2519 W Jefferson St and 415 S Great Southwest Pkwy

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*In accordance with Section 1.11.5.6 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 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.*

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

- [7.](#) Master Thoroughfare Plan Amendment to Reclassify an Unnamed Minor Arterial, 4-lane Undivided Thoroughfare from W Shady Grove Rd to the W Rock Island Rd.
- [8.](#) STP-22-08-0037 - Site Plan - GSW Phase II (City Council District 1). Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract 1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district, within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd
- [9.](#) STP-22-08-0044 - Site Plan Amendment - Mayfield Road Industrial (City Council District 2). Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road



## **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. CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 10.98 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr
11. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line and Multi-Family and a Concept Plan depicting 461 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr
12. ZON-22-08-0022 - Zoning Change/Concept Plan - 4106 Lake Ridge Retail (City Council District 6). Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy

## **ADJOURNMENT**

*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.*

## **MESSAGE OF RELIGIOUS WELCOME**

*As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who*

*deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.*

## **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 October 07, 2022.**



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*Monica Espinoza, Planning Secretary*



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** Approval of Minutes of the September 26, 2022, P&Z meeting

**RECOMMENDED ACTION:** Approve

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**PLANNING AND ZONING COMMISSION MEETING**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, SEPTEMBER 26, 2022 AT 5:30 PM**

## **MINUTES**

### **BRIEFING SESSION - 5:30 PM**

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

#### **Call to Order**

#### **PRESENT**

Chairperson Cheryl Smith  
 Vice Chairperson Max Coleman  
 Secretary Julia Perez  
 Commissioner John Fedorko  
 Commissioner Ana Coca  
 Commissioner Martin Caballero  
 Commissioner Quentin Pete Jr. (entered meeting at 6:12 p.m.)  
 Commissioner Michelle Madden  
 Commissioner Frank Gonzalez

#### **Agenda Review**

3. SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales, Carwash, and Drive Through Restaurant on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

*Senior Planner Dana Woods presented the case report and gave a power point presentation.*

4. CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 24.776 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

*Senior Planner Dana Woods presented the case report and gave a power point presentation. Commissioner Smith inquired about a TIA (traffic impact analysis). Transportation Planner Brett Huntsman stated one was done and there won't be any significant impact.*

5. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 512 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

*Senior Planner Dana Woods presented the case report and gave a power point presentation.*

6. ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive

*Planner June Sin presented the case report and gave a power point presentation.*

## **REGULAR MEETING - 6:30 PM**

Chairperson Smith called the meeting to order at 6:31 p.m.

### **Call to Order**

#### **PRESENT**

Chairperson Cheryl Smith  
 Vice Chairperson Max Coleman  
 Secretary Julia Perez  
 Commissioner John Fedorko  
 Commissioner Ana Coca  
 Commissioner Martin Caballero  
 Commissioner Quentin Pete Jr.  
 Commissioner Michelle Madden  
 Commissioner Frank Gonzalez

**Commissioner Perez led the Invocation.**

**Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.**

### **CITIZEN COMMENTS**

*None*

## PUBLIC HEARING CONSENT AGENDA

*Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item one and two per staff recommendations. The motion carried 9-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.*

1. Approval of Minutes of the September 12, 2022, P&Z meeting

### **Approved on Consent Agenda**

2. PLT-22-08-0079 - Replat - 1000 Post & Paddock Rd (City Council District 1). Replat of Site 3-A and 3-B, Block 2, Industrial Community No. 7, Great Southwest Industrial District, creating two non-residential lots on 3.854 acres. Site 3, Block 2, Industrial Community No. 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, and addressed as 1000 Post and Paddock Road

*Chairperson Smith noted one speaker card submitted in support of this case.*

*Pete VanAmburch 301 Commerce #1399 Fort Worth TX*

### **Approved on Consent Agenda**

## PUBLIC HEARING

3. SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales, Carwash, and Drive Through Restaurant on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

*Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant intends to construct a 4,930 Sq. Ft. convenience store with a 1,415 Sq. Ft. restaurant with a drive through. An automated car wash is also proposed on the same lot. All non-residential development must have a Site Plan approval by City Council. Additionally, these land uses require a Specific Use Permit approved by the Planning and Zoning Commission and City Council.*

*The following variances are requested:*

1. 50% Window Coverage by Length
  - *The car wash has windows along 27% of the total length of all facades. Right of way facing facades have 45% (Lynn Creek) and 20% (SH-360).*



- *The convenience store/restaurant has windows along 47% of the total length of all facades. Right of way facing facades have 56% (Lynn Creek) and 37% (SH-360). The rear and east sides have 5% and 20%, respectively.*
- 2. *30% Window Coverage on Primary Facades*
  - *The car wash does not meet the 30% requirement. Right of way facing facades have 14% (SH-360) and 4% (Lynn Creek).*
  - *The west side of the convenience store and restaurant does not meet the 30% requirement and has 19%.*
- 3. *10% Maximum on Accent Materials*
  - *Both structures exceed allowable percentage of standing seam metal roof/siding. The car wash has 56% (Lynn Creek), 91% (back), and 11% (east). The convenience store/restaurant has 12% (SH-360) and 54% (back).*
  - *The car wash exceeds the allowable percentage of the wood slat mural system.*
- 4. *Maximum Allowable Height*
  - *Variance to the maximum allowable height to allow structures that exceed 25 ft.*

*The Development Review Committee (DRC) and staff recommends approval with the following conditions.*

1. *The applicant shall submit landscape plans and tree survey that meet UDC requirements prior to the preliminary plat being presented to the Planning and Zoning Commission. Additionally, landscape plans and tree survey shall be administratively approved if they meet UDC requirements.*
2. *The applicant shall provide a lidded waste receptacle that is accessible from the drive-through lane.*
3. *The percentage of standing seam metal roof/siding shall not exceed 30% per facade.*
4. *The wood slat mural system shall be engineered wood.*
5. *The applicant shall provide an enhanced gasoline canopy as required by Appendix F.*

*Mohamed Sharaf 105 YMCA Dr Waxahachie TX., stepped forward representing the case, he gave a summary of his family business and other developments around the city.*

*Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item SUP-22-06-0024 with variances and per staff recommendations. The motion carried 9-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.*

**Senior Planner Dana Woods stated the following cases 10 and 11 would be presented together but voted on separately.**

4. CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 24.776 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of

Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

5. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 512 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

*Senior Planner Dana Woods presented the case report for item 4 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 158 Single Family Zero Lot Line homes, 93 Single Family Townhomes, and 261 Multi-Family residential units. This request is for a change from Mixed Residential to High Density Residential and Medium Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed development. The Mixed Residential Use designation is intended for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. These types of developments blend a variety of housing types but can also serve as a transition between neighborhoods with different densities. The following are policies to guide mixed residential areas:*

- *They should be integrated into mixed use areas.*
- *Can serve as a transition between areas of neighborhoods with different densities.*
- *Should be located near neighborhood retail and services.*
- *Should be pedestrian oriented.*

*Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan. Staff is unable to support the request because it is inconsistent with the FLUM. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

*Senior Planner Dana Woods presented the case report for item 5 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels from PD-265A to allow 158 Single Family Zero Lot Line homes, 93 Single Family Townhome units, and 261 Multi-Family residential units.*

*The following variances are requested:*

1. *Minimum Lot Area for Single Family Zero Lot Line: The UDC requires 5,000 sq. ft. and 3,300 sq. ft. is proposed.*
2. *Minimum Lot Width for Single Family Zero Lot Line: The UDC requires 50 ft. with Appendix X requiring 60 ft. where 30 sq. ft. is proposed.*
3. *Minimum Front Yard for Single Family Zero Lot Line: The UDC requires 25 ft. where 20 ft. is proposed.*
4. *Minimum Side Yard for Single Family Zero Lot Line: The UDC requires 0 and 10 ft. where 0 and 8 ft. is proposed.*
5. *Maximum Height for Single Family Zero Lot Line: The UDC limits height to 25 ft. where a maximum of 30 ft. is proposed.*
6. *Minimum Lot Area for Townhomes: The UDC designates a maximum of 30% of lots with 1,680-3,299 sq. ft. and requires a minimum of 70% of lots with  $\geq 30$  ft. where 100% is proposed in the smaller range.*
7. *Minimum Lot Width for Townhomes: The UDC designates a maximum of 30% of lots to have a minimum width from 21-29 ft. and a minimum of 70%  $\geq$  of lots to have a minimum width of 30 ft. The applicant is proposing 100% of lots in the smaller range.*
8. *Minimum Lot Depth for Townhomes: The UDC allows a maximum of 30% of lots to have a minimum depth of 80 to 99 ft. and requires a minimum of 70% of lots to have a minimum depth of  $\geq 100$  ft. where 100% of lots in the smaller range.*
9. *Minimum Front Setback for Townhomes: The UDC requires a minimum of 17 ft. where 7 ft. is being proposed.*
10. *Maximum Lot Coverage for Townhomes: The UDC limit is 60% where 68% is being proposed.*

*Staff is unable to fully support the development because a portion of the request does not align with the Future Land Use Map (FLUM). Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

*Jennifer Burns 3000 Magnolia Cir Colony TX., stepped forward representing the case.*

*Quadri Aramo 2600 N Central Expressway #250 Richardson TX., stepped forward representing the case.*

*Chairperson Smith noted two speaker cards submitted in support of this case.*

*Michael Smith 15250 Quorum Dr Addison TX.*

*Andrew Wiley 1341 Horton Cir Arlington TX.*

*Commissioner Madden stated concern with the single-family density and the on-street parking.*

*Commissioner Fedorko stated concerned with the density and number of variances.*

*Commissioner Pete stated concern with the width of the streets.*

*Motion made by Commissioner Fedorko, Seconded by Commissioner Coca to close the public hearing and table items four and five to the next meeting of 10/10/2022. The motion carried 8-*

*1. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Caballero. Voting Nay: Commissioner Pete*

6. ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive

*Planner June Sin presented the case report and gave a power point presentation. She stated the applicant is requesting to change the zoning of 0.69 acres. The property is in the Lakeland Heights single-family detached residential neighborhood. The applicant intends to subdivide the lot into six 5,000-square-foot lots and build six single-family houses on the property. If zoning is approved, the applicant would require variances to front setbacks and corner lot width. The Development Review Committee (DRC) is unable to recommend approval of this request because the requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.*

*Angel Rascon 2209 Varsity Dr Grand Prairie TX., stepped forward in support of this request, he stated this would increase the aesthetic of the neighborhood.*

*Jose Rubalcava 1912 Varsity Dr Grand Prairie TX., stepped forward in support of this request.*

*Chairperson Smith noted two speaker cards submitted in support of this case.*

*Laura Rubalcava 1912 Varsity Dr Grand Prairie TX*

*Eduardo Almaraz 1918 Varsity Dr Grand Prairie TX*

*Applicant Oziel Zuniga/ Dolphin Custom Homes 418 Breezeway Ct Cedar Hill TX., stepped forward presenting the case, he stated by building six lots it would be more cost effective to purchase a home in this economy.*

*Tommy Wilhoite 1929 Sheriff Dr Grand Prairie TX, stepped forward in opposition of this request, he stated would like for the applicant to only build four houses.*

*Marc Sanchez 1805 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, stated concern with the spacing of the houses and street parking.*

*Planner June Sin clarified the houses will be 10 feet apart with this approval.*

*Twila Ragar Thomas 1821 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, she stated the lots are too small to match current development in the neighborhood.*

*Dion Thomas 1821 Varsity Dr Grand Prairie TX., stepped forward in opposition of this request, he stated concern with the lot size and on-street parking.*

*Howard Ray 1006 E Coral Way Grand Prairie TX., stepped forward in opposition of this request, he stated Coral Way is a school route and on-street parking with cause problems.*

*Motion made by Commissioner Perez, Seconded by Commissioner Coca to close the public hearing and approve ZON-22-08-0020. The motion carried 3-6. Voting Yea: Chairperson Smith, Commissioner Perez, Commissioner Coca. Voting Nay: Commissioner Pete, Commissioner Coleman, Commissioner Madden, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Caballero.*

## **ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:23 p.m.*

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*Cheryl Smith, Chairperson*

*ATTEST:*

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*Julia Perez, Secretary*



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Planner

**TITLE:** PLT-22-08-0087 - Final Plat - Lot 1, Block 1, Parkside on Carrier Addition (City Council District 3). Final Plat of Lot 1, Block 1, Parkside on Carrier Addition, creating a single lot on 2.85 acres Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Residential District, and addressed as 1217 S Carrier Parkway

**APPLICANT:** David J Nelson, Salcedo Group, Inc.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Final Plat of Lot 1, Block 1, Parkside on Carrier Addition, creating a single lot on 2.85 acres Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Residential District, and addressed as 1217 S Carrier Parkway.

### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create a single lot for a multi-family development of 38 units in one building on 2.85 acres.

### 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-101	Undeveloped; Mini-storage
South	MF-2	City Park
West	C	Carrier Parkway; Commercial
East	MF-2	Multi-Family Residential



**HISTORY:**

- March 1, 2022: City Council approved a Site Plan for this development (Case Number STP-21-11-0022).
- May 9, 2022: Planning and Zoning Commission approved a Preliminary Plat for this development (Case Number PLT-22-03-0046).

**PLAT FEATURES:**

The Final Plat depicts the property boundaries for a single lot and new and existing easements. There is no new right-of-way dedication depicted on this plat. Civil plans for the proposed development are being reviewed by the Engineering Department.

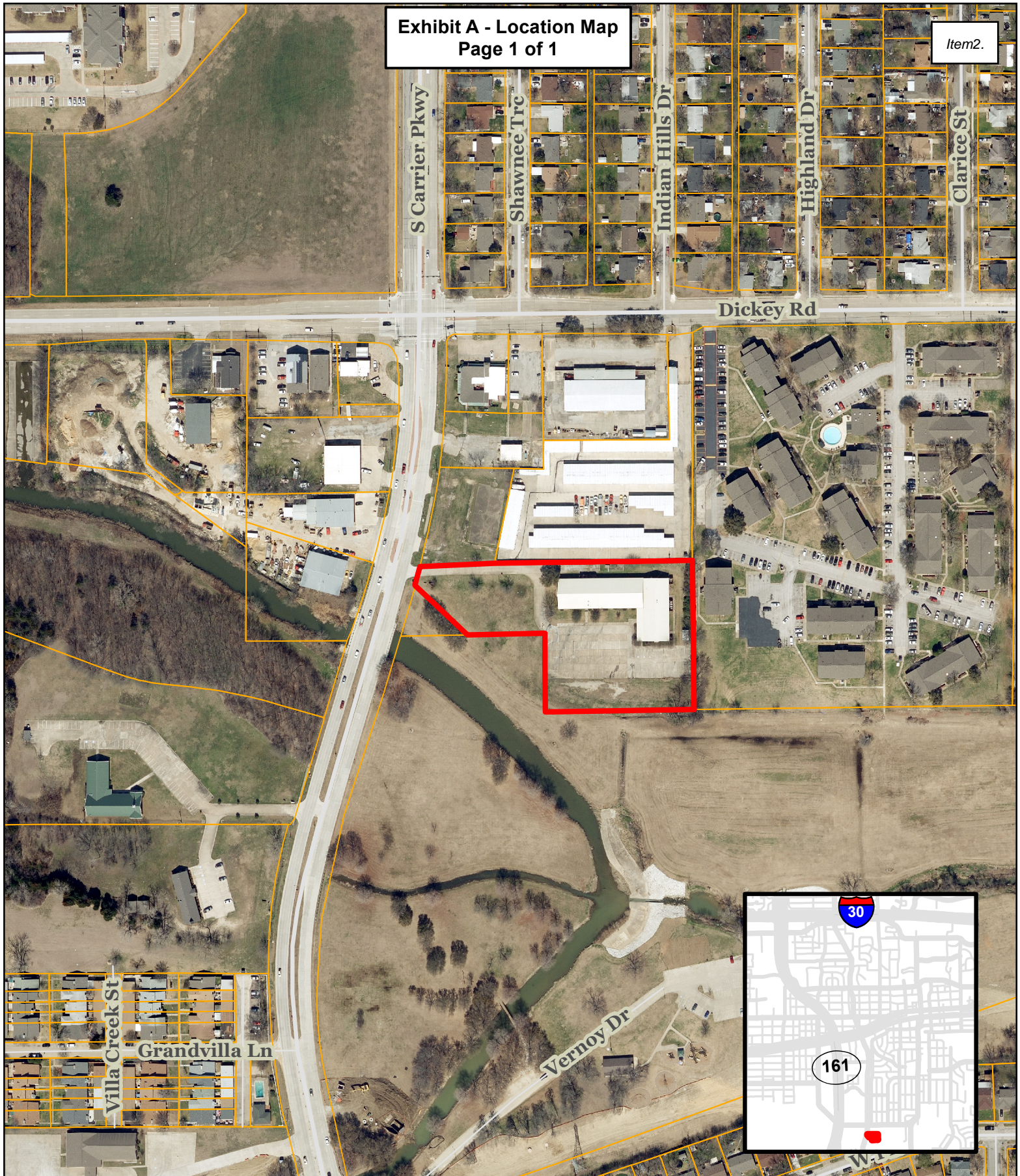
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



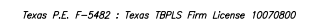
Exhibit A - Location Map  
Page 1 of 1

Item2.





*Item2.*





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Planner

**TITLE:** PLT-22-08-0086 – Residential Replat - Lots 1 & 2, Block 1, Brickman on 23<sup>rd</sup> Addition (City Council District 5). Residential Replat of Lots 1 & 2, Block 1, Brickman on 23rd Addition, creating two residential lots on 0.502 acres, Lots 10 & 11, Block C, Western Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District (2F), within the 161 Corridor Overlay District, and addressed as 2214 & 2218 Dalworth Street

**APPLICANT:** Chris Brickman, Brickman Homes & Construction

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Residential Replat of Lots 1 & 2, Block 1, Brickman on 23rd Addition, creating two residential lots on 0.502 acres, Lots 10 & 11, Block C, Western Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential District (2F), within the 161 Corridor Overlay District, and addressed as 2214 & 2218 Dalworth Street.

### PURPOSE OF REQUEST:

The purpose of this replat is to combine two lots facing Dalworth Street and create two residential lots facing NW 23<sup>rd</sup> Street on 0.502 Acres. The applicant plans to construct two single-family detached residential homes.

### 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	2F	Duplexes
South	GR	Oncor Substation
West	2F	Convenience store
East	GR	Undeveloped

## ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements listed in Article 6 of the Unified Development Code (UDC).

**Table 2. Summary of Lot Requirements**

Standard	Required (SF-5)	Lot 1	Lot 2	Meets?
Min. Area (Sq. Ft.)	6,500	10,625	11,250	Yes
Min. Width (Ft.)	60	85	90*	Yes
Min. Depth (Ft.)	100	125	125	Yes
Front Setback (Ft.)	25	25	25	Yes

\* UDC requires the lot width to be increased by 5 feet for corner lots.

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The plat depicts all the necessary utility infrastructure to service the lot. The UDC requires that newly platted lots have a 15-foot utility easement added to the front property lines, which the applicant has provided. Both lots are oriented to be accessed from NW 23<sup>rd</sup> Street.

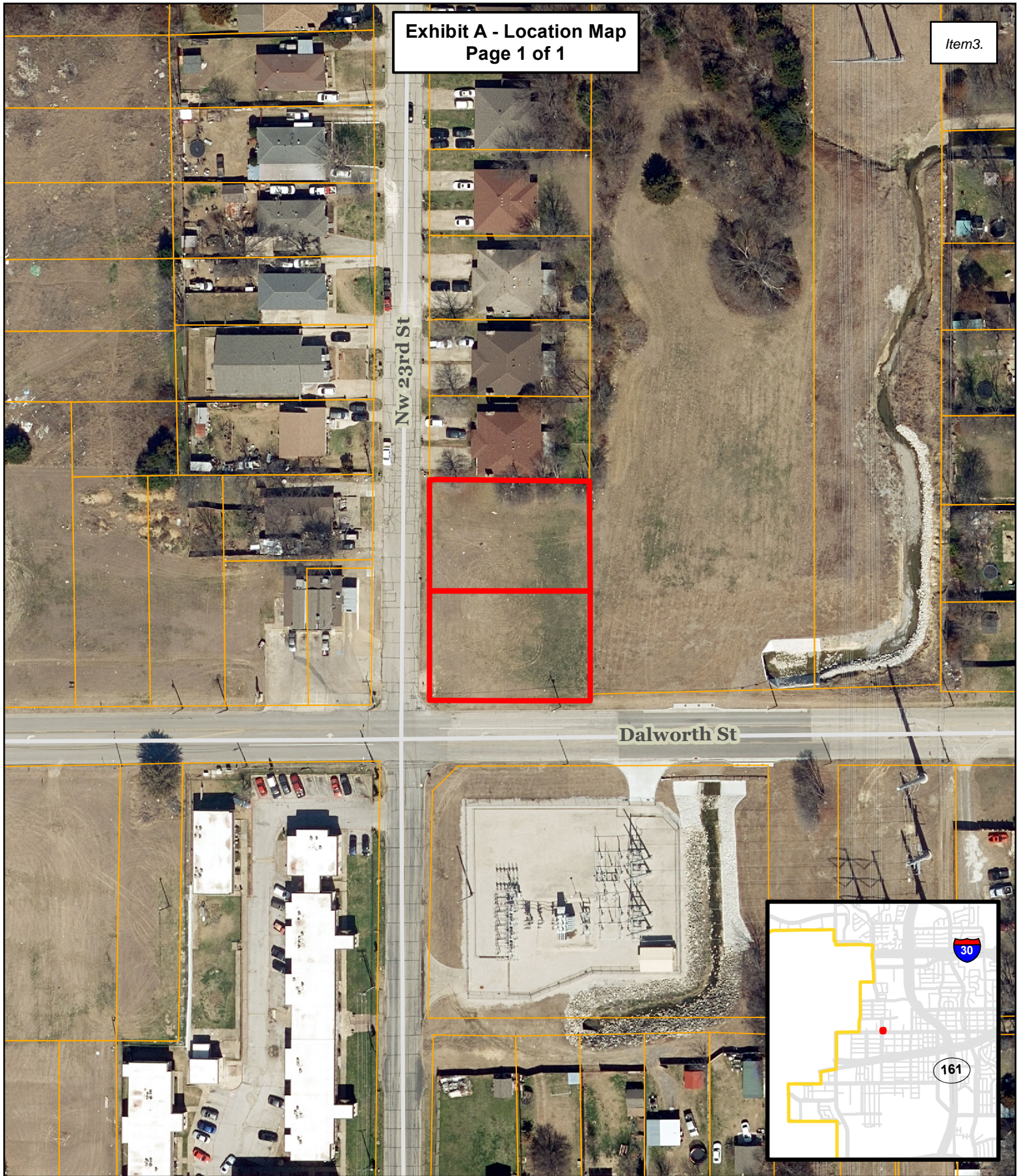
## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



Exhibit A - Location Map  
Page 1 of 1

Item3.



CASE LOCATION MAP

PLT-22-08-0086

2214 & 2218 DALWORTH STREET



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org

20



*Item3.*





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Charles Lee, AICP, Senior Planner

**TITLE:** PLT-22-08-0081 - Final Plat - G Industrial (City Council District 1). Final Plat of Lot 1, Block 1, G Industrial Addition, creating one non-residential lot on 4.57 acres. Tract 43, John C. Read Survey, Abstract 1183, page 875, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, and addressed as 1200 W. Oakdale Road

**APPLICANT:** Hunter Malmin, Arco/Murray

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Final Plat of Lot 1, Block 1, G Industrial Addition, creating one non-residential lot on 4.57 acres. Tract 43, John C. Read Survey, Abstract 1183, page 875, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, and addressed as 1200 W. Oakdale Road.

### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one non-residential lot and dedicate necessary right-of-way, and utility easements to accommodate the 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	LI	Auto Pound
South	PD-39	Industrial Warehouse
East	LI	Industrial Uses
West	LI	Industrial Uses

**HISTORY:**

- July 12, 2021: The City Council approved a site plan for an industrial warehouse/office building on 4.31 acres (Case Number STP-22-03-0021).

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The table below 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.)	15,000	19,069	Yes
Min. Lot Width (Ft.)	100	333	Yes
Min. Lot Depth (Ft.)	150	589	Yes

**VARIANCES:**

The applicant is not requesting any variances.

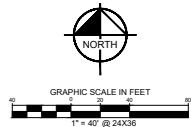
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.









CITY OF GRAND PRAIRIE, TEXAS  
(VOL. 98017, PG. 1694)

OAKDALE ADDITION  
(VOL. 92032, PG. 6149)

LOT 1, BLOCK 1  
4.1109 ACRES  
179,070 SQ. FT.

ZEMOS LOGISTICS, LLC  
(INST. NO. 201800306444)

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
GROSS	4.579	199,417
LOT 1, BLOCK 1	4.111	179,070
RIGHT-OF-WAY	0.467	20,347

ZEMOS LOGISTICS, LLC  
(INST. NO. 201800306444)

### Exhibit B - Final Plat Page 1 of 1

LOT 1, BLOCK A  
MIZE ADDITION  
(INST. NO. 201600252009)

PAR MIZE, LLC  
(INST. NO. 200900354627)

OAKDALE ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

12" IRP "HALF"

#### OWNER'S CERTIFICATION

WHEREAS Zemos Logistics, LLC is the owner of a 4.5780 acre (199,417 square foot) tract of land situated in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said tract being all of that tract of land described in Warranty Deed with Vendor's Lien to Zemos Logistics, LLC recorded in Instrument No. 201800306444 of the Official Public Records of Dallas County, Texas, said tract being more particularly described as follows:

**BEGINNING** at a mag-nail found at the intersection of the north right-of-way line of Oakdale Road (a variable width right-of-way) and the approximate centerline of Hardrock Road (an apparent variable width right-of-way by use and occupation, no dedication found); said point being the northeast corner of that tract of land described in Right-of-way Deed to the City of Grand Prairie recorded in Instrument No. 200000351640 of said Official Public Records;

**THENCE** along the said north line of Oakdale Road, the following three (3) calls;

North 89°47'38" West, a distance of 20.01 feet to a 5/8-inch iron rod found for corner;  
South 44°26'22" West, a distance of 34.86 feet to a point for corner;  
North 89°47'38" West, a distance of 288.44 feet to a 1/2-inch iron rod found for corner;

**THENCE** North 01°37'49" West, departing the said north line of Oakdale Road, a distance of 602.72 feet to a 1/2-inch iron rod with "PRECISE" cap found for corner in the south line of that tract of land described in Special Warranty Deed to the City of Grand Prairie, Texas recorded in Volume 98017, Page 1694 of the Deed Records of Dallas County, Texas;

**THENCE** South 89°00'00" East, along the said south line of the City of Grand Prairie, Texas tract, a distance of 333.57 feet to a mag-nail found for corner in said Hardrock Road;

**THENCE** South 01°38'50" East, along the said approximate centerline of Hardrock Road, a distance of 573.66 feet to the **POINT OF BEGINNING** and containing 199,417 square feet or 4.5780 acres of land, more or less.

#### OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Zemos Logistics, LLC does hereby adopt this plat designating the heron above described property as **Lot 1, Block 1, G Industrial** an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

BY: \_\_\_\_\_

NAME, TITLE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of \_\_\_\_\_

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

#### SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on September 10, 2021 and that all corners are shown hereon.

**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

Michael Cleo Billingsley  
Registered Professional Land Surveyor  
No. 6558

#### NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 based on observations made on August 30, 2021 with an applied combined scale factor of 1.000136506.

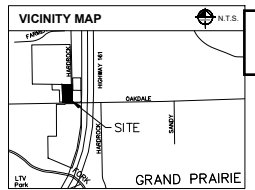
The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, no scale & no projection.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0295L, for Dallas County, Texas and incorporated areas, dated March 21, 2019 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The purpose of this plat is to create one industrial lot and to dedicate easements.

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

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



Item 4.

LINE TYPE LEGEND	
	BUILDING LINE
	PROPERTY LINE
	BUILDING LINE

LEGEND  
A = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD WITH "HAW" CAP SET  
IRFC = IRON ROD W/ICAP FOUND  
IRP = IRON PIPE FOUND  
MNS = MAG NAIL WITH "HAW" WASHER SET  
MNF = MAG NAIL FOUND

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°15'46"E	15.17
L2	N46°38'50"W	11.21
L3	N01°38'50"W	23.36
L4	N89°21'10"E	10.00
L5	S01°38'50"E	19.22
L6	S44°38'50"E	2.93
L7	N01°38'50"W	33.79

**FINAL PLAT  
G INDUSTRIAL  
LOT 1, BLOCK 1  
4.5780 ACRE TRACT  
JOHN C READ SURVEY,  
ABSTRACT NO. 1183  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
CASE NO. PLT-22-08-0081**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale 1" = 40'	Drawn by CDP	Checked by MCB	Date 9/20/2021	Project No. 064590800	Sheet No. 1 OF 1

SURVEYOR  
KIMLEY HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, # 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

OWNER  
NAME  
ADDRESS  
CITY STATE ZIP  
CONTACT



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Brittany Musser, Planning Technician

**TITLE:** PLT-22-08-0083 – Replat – Dalworth Park Addition (City Council District 1). Replat of Lot 7-R, Block A, Dalworth Park Addition, creating one commercial lot on .723 acres. Lots 7, 8, and 9, Block A, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial District, and addressed as 2331 Dalworth St

**APPLICANT:** Luke Keeton, Keeton Surveying Company

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Replat of Lot 7-R, Block A, Dalworth Park Addition, creating one commercial lot on 0.723 acres. Lots 7, 8, and 9, Block A, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial District, and addressed as 2331 Dalworth St.

### PURPOSE OF REQUEST:

The purpose of this replat is to combine three lots creating one commercial lot facing Dalworth Street on 0.723 acres.

### 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/2F	Convenience Store
South	LI	Undeveloped
West	C	Warehouse
East	C	Undeveloped



**ZONING REQUIREMENTS:**

The lot meets the density and dimensional requirements listed in Article 6 of the Unified Development Code (UDC).

**Table 2. Summary of Lot Requirements**

Standard	Required (C)	Lot 1	Meets?
Min. Area (Sq. Ft.)	5,000	31, 510	Yes
Min. Width (Ft.)	50	150	Yes
Min. Depth (Ft.)	100	209	Yes
Front Setback (Ft.)	25	25	Yes

**PLAT FEATURES:**

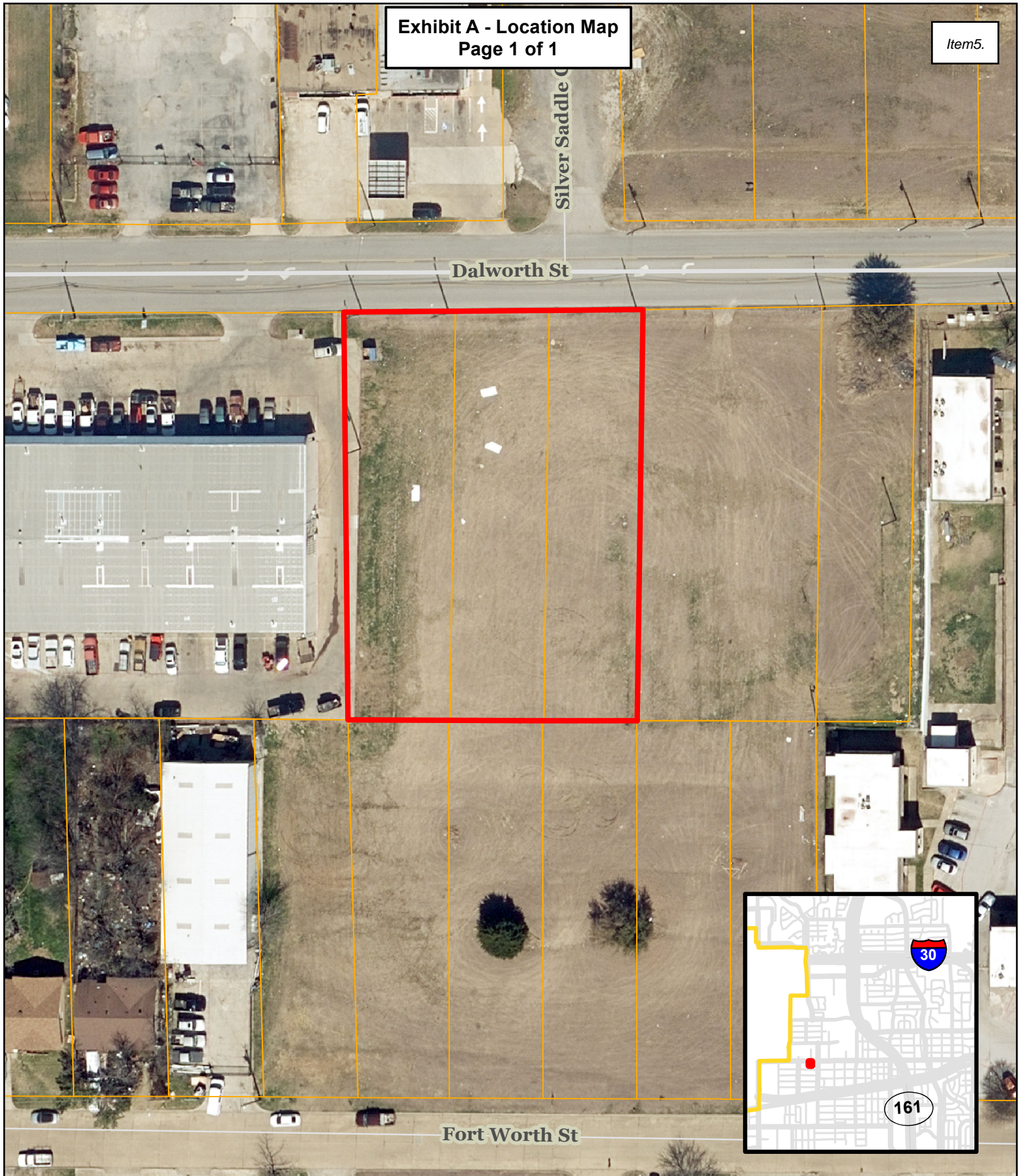
The plat depicts all the necessary utility infrastructure to service the lot. The UDC requires that newly platted lots have a 15-foot utility easement added to the front property lines, which the applicant has provided.

**RECOMMENDATION:**

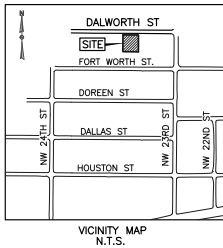
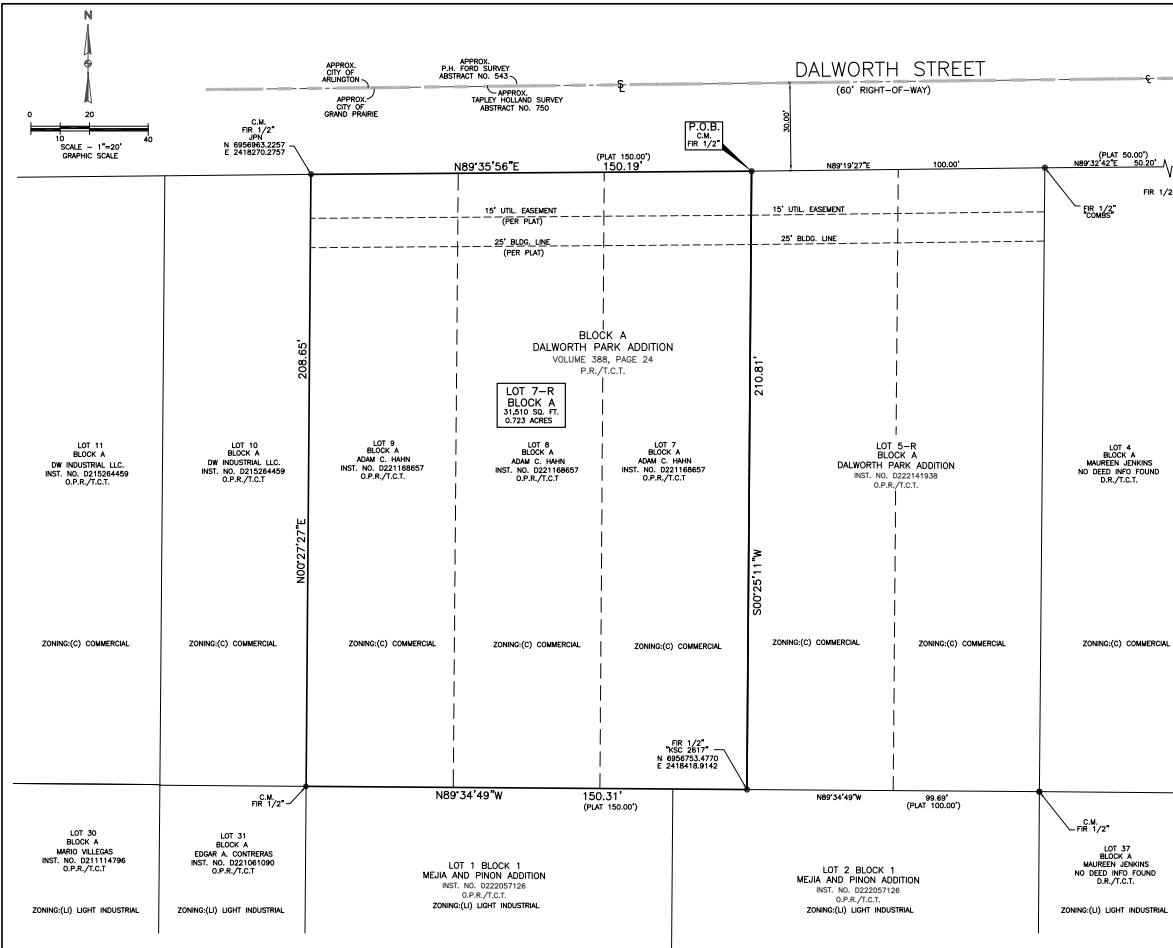
The Development Review Committee (DRC) recommends approval.

Exhibit A - Location Map  
Page 1 of 1

Item5.







- NOTES:
1. C.M. ~ Denotes Controlling Monuments.
  2. The basis of Bearing 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.
  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", 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 three lots.
  8. Coordinates shown are grid.

BENCHMARK:  
CITY OF GRAND PRAIRIE GPS MONUMENT NO. 59  
THE STATION IS LOCATED ON THE WEST SIDE OF 19TH STREET, APPROXIMATELY 88 FEET SOUTH OF THE CENTERLINE  
OF DALWORTH STREET AND AND APPROXIMATELY 8.1 FEET WEST OF THE 19TH STREET BACK OF CURB.  
N=8956924.04  
E=2420780.15  
ELV=563.00'

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

### DEDICATION:

STATE OF TEXAS:  
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADAM CHARLES HANN, do hereby adopt this plat designating the hereon above described property as LOT 7-R, BLOCK A, 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 planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2022.

ADAM CHARLES HANN  
(Owner)

### ACKNOWLEDGMENTS:

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared ADAM CHARLES HANN, 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

### OWNERS CERTIFICATE:

STATE OF TEXAS:  
COUNTY OF TARRANT:

WHEREAS, ADAM CHARLES HANN, is the sole owner of a 0.723 acre tract of land out of the Tapley Holland Survey, Abstract No. 750 and said tract consisting of Lots 7, 8, and 9 Block A, of Dalworth Park Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 388, Page 24, of the Plat Records of Tarrant County, Texas, also described in deed recorded in Inst. No. 0221168657 of the Official Public Records of Tarrant 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 7, Block A, same being the northwest corner of Lot 5-R, Block A, Dalworth Park Addition, and addition to the City of Grand Prairie according to the plat thereof recorded in Inst. No. 0222141938, of the Official Public Records of Tarrant County, Texas, and in the south line of Dalworth Street (60' right-of-way);

THENCE S. 00°25'11" W., with the common line of Lots 7 and Lot 5-R said Block A, a distance of 210.81 feet to a 1/2 inch iron rod with cap marked K5C-2617 found for corner in the north line of Mejia and Pinon Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Inst. No. 0222057126, of the Official Public Records of Tarrant County, Texas;

THENCE N. 89°34'49" W., with the south line of Lots 7-8 of said Block A, and the north line of said Mejia and Pinon Addition, a distance of 150.31 feet to a 1/2 inch iron rod found for the common corner of Lots 9, 10, and 31, of said Block A, also being the northwest corner of Lot 1, Block 1, said Mejia and Pinon Addition;

THENCE N. 00°27'27" E., with the common line of Lots 9 and 10, a distance of 208.65 feet to a 1/2 inch iron rod with cap marked (JPN) found for the northwest corner of said Lot 9, the northeast corner of said Lot 10, and also being in the south right-of-way line of Dalworth Street;

THENCE N. 89°35'56" E., with the south line of said Dalworth Street and the north line of said Lots 7, 8, and 9, a distance of 150.19 feet to the POINT OF BEGINNING and CONTAINING 31,510 square feet, or 0.723 acres of land, more or less.

### SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, Kurtis R. Webb, 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 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 PURPOSE

Kurtis R. Webb  
Registered Professional Land Surveyor  
Texas Registration No. 4125

### ACKNOWLEDGMENTS:

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared Kurtis R. Webb, 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

FINAL PLAT  
LOT 7-R, BLOCK A  
DALWORTH PARK ADDITION  
CONTAINING 31,510 SQ. FT. OR 0.723 ACRES

AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF  
OF LOTS 7, 8, AND 9  
BLOCK A  
DALWORTH PARK ADDITION  
CITY OF GRAND PRAIRIE  
TARRANT COUNTY, TEXAS

DATE: AUGUST 21, 2022

CASE NO. PLT-22-08-0083



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Brittany Musser, Planning Technician

**TITLE:** PLT-22-08-0082 – Replat – MBSA Addition (City Council District 1).  
Replat of Lots 1 & 2, Block 1, MBSA Addition, creating two commercial lots on 6.179 acres. Lot 1R1, County Line Addition, and Lot 2, Block A, RES Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 371 (PD-371), and addressed as 2519 W Jefferson St and 415 S Great Southwest Pkwy

**APPLICANT:** Spencer Ashton, Ashton Sawing and Drilling

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Replat of Lots 1 & 2, Block 1, MBSA Addition, creating two commercial lots on 6.179 acres. Lot 1R1, County Line Addition, and Lot 2, Block A, RES Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 371 (PD-371), and addressed as 2519 W Jefferson St and 415 S Great Southwest Pkwy.

### PURPOSE OF REQUEST:

The purpose of this replat is to reconfigure existing lot lines after a portion of Lot 1 was sold to the owners of Lot 2 to increase the amount of street frontage Lot 2 has along W Jefferson Street.

### 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	C/CO	Convenience Store/Undeveloped
South	CO	Commercial Truck Leasing/Maintenance
West	CO & GR	Event center/Undeveloped
East	LI	Retail

## ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements listed in Article 6 of the Unified Development Code (UDC).

**Table 2. Summary of Lot Requirements**

Standard	Required (PD-371)	Lot 1	Lot 2	Meets?
Min. Area (Sq. Ft.)	15,000	145,237	120,563	Yes
Min. Width (Ft.)	100	333	250	Yes
Min. Depth (Ft.)	150	411	669	Yes
Front Setback (Ft.)	25	25	25	Yes

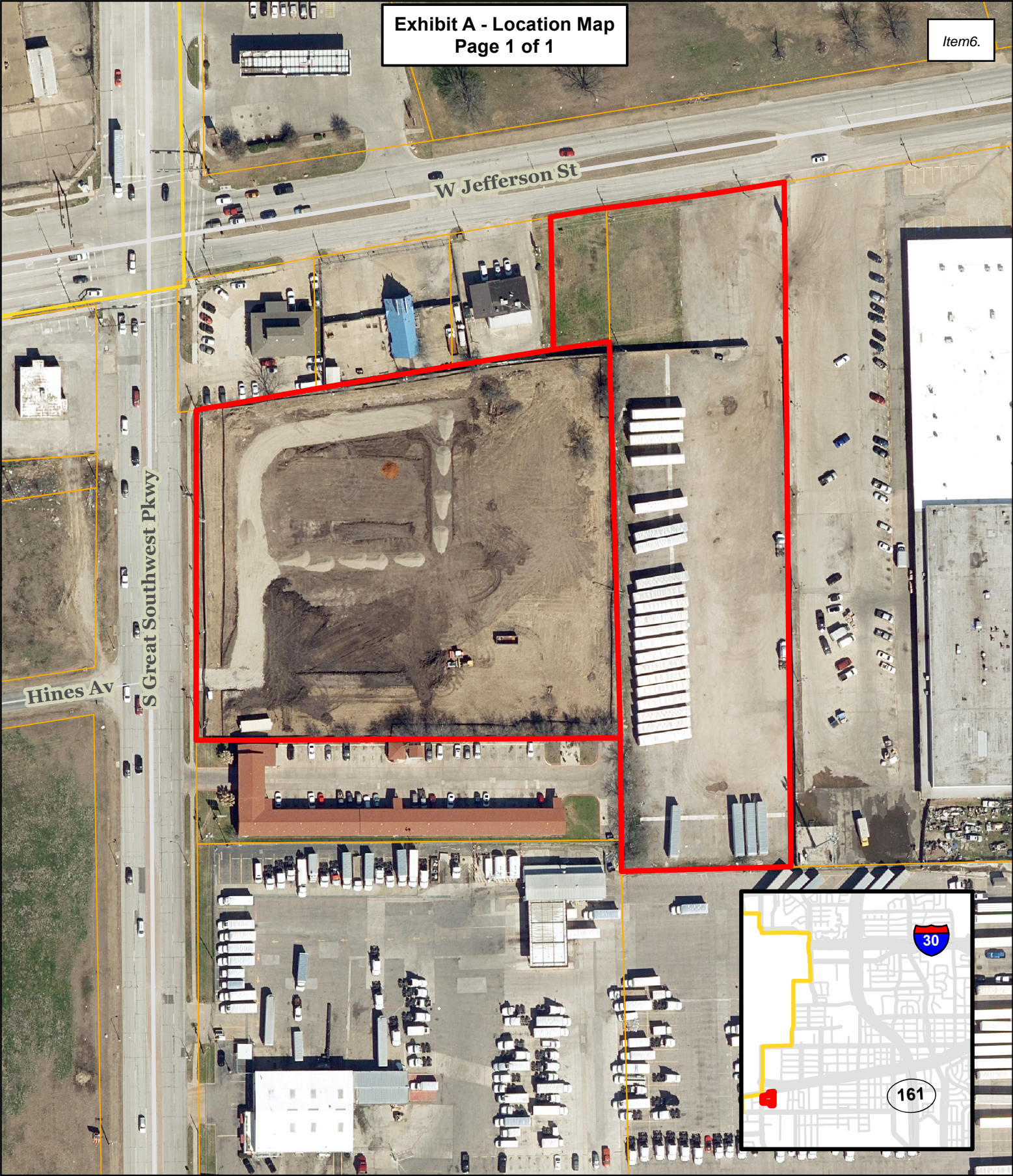
## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The plat depicts all the necessary utility infrastructure to service the lot. The UDC requires that newly platted lots have a 15-foot utility easement added to the front property lines along with any required right-of-way dedications, which the applicant has provided. Lot 1 is oriented to face South Great Southwest Parkway and Lot 2 is oriented to face W Jefferson St.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.











## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 10/10/2022

**REQUESTER:** Brett Huntsman, AICP

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

**TITLE:** Master Thoroughfare Plan Amendment to Reclassify an Unnamed Minor Arterial, 4-lane Undivided Thoroughfare from W Shady Grove Rd to the W Rock Island Rd.

**RECOMMENDED ACTION:** Approve

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### ANALYSIS:

The Master Thoroughfare Plan (MTP) identifies an unnamed Minor Arterial, 4-Lane Undivided (M4U) thoroughfare from W Shady Grove Rd to the W Rock Island Rd.

A roadway reclassification from M4U to Collector, 2-Lane Undivided (C2U) is being considered due to developer interest along the west side of the proposed thoroughfare. This roadway is necessary for the site to function properly and will be constructed by the developer concurrently with the proposed development. The request is being made due to geometric limitations through the site and the lack of need for a 4-lane facility.

As required by the Unified Development Code, the developer provided a traffic impact analysis (TIA) identifying operations of the site and nearby intersections at buildout of the property. The TIA found that there would be no significant impact to the existing roadways and intersections following construction of the new development due to the reclassification.

City staff recommends reclassifying this section of roadway to a C2U. This designation would better suit the anticipated traffic volumes from the proposed and future development. This change would also ease design restrictions imposed by the minimum standards set in the UDC.

### FINANCIAL CONSIDERATION:

There is no cost to make the changes to the MTP.





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** STP-22-08-0037 - Site Plan - GSW Phase II (City Council District 1). Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract 1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district, within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd

**APPLICANT:** Matthew Roberson, Langan Engineering

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Site Plan for five industrial warehouse buildings on 101.144 acres. Tract 2, John Hardin Survey, Abstract 540, page 410, Lots 1-2, Robert Stewart Subdivision No. 3, Tracts 11, 11.2, 25, 48 John C Read Survey, Abstract 1183 & 1680, pages 845, 847, Tracts 2 & 4, Elizabeth Gray Survey, Abstract 1680, page 736, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) district and within the SH-161 Corridor Overlay District, and addressed as 200 W. Rock Island Rd.

### PURPOSE OF REQUEST:

The applicant intends to construct five speculative industrial warehouse buildings totaling 1,382,045 sq. ft. on 101.14 acres. City Council must approve a site plan for any project involving industrial uses or new construction exceeding five acres. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses.

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.

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic impacts associated with large warehouses, outside storage, and distribution-logistical developments.

### 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	Railroad City of Irving	Undeveloped
South	LI	Undeveloped
West	LI	Undeveloped
East	LI & Single Family-1	Undeveloped

### PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal is a speculative industrial campus. The development is five industrial warehouse/office buildings with truck docks facing north-south, with one exception. Trailer storage spaces are located internal to the site. Employee and visitor parking is located along the perimeter side of the buildings. A 26.24-acre open space area is being provided along the western perimeter of the property, extending from W. Rock Island Rd to Shady Grove Road. The open space area will include walking trails, a water feature, and other amenities.

As part of the site plan review, the applicant provided a Traffic Impact Analysis (TIA) to evaluate plans to design and construct a north-south roadway necessary to serve the development. In conjunction with the development, the applicant shall dedicate 70 feet of right-of-way and construct a two-lane (with center turn-lane) undivided public roadway. The roadway is designated on the city's Master Thoroughfare Plan and will provide primary access to the site. The unnamed roadway will provide a north-south link from Rock Island Road to Shady Grove Road. Construction of the roadway shall include sidewalks, barrier-free ramps, and other fixtures associated with a public street. Secondary access to the site is being provided via a commercial drive east of SH 161. DRC's review of the TIA and overall traffic impact of the proposal is acceptable and found no significant impact on existing roadways and intersections following the construction of the new facility.

### ZONING REQUIREMENTS:

#### *Density and Dimensional Requirements*

Development is subject to Article 6 and Appendix X of the UDC. Table 2 summarizes 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.)	15,000	4,405,836	Yes
Min. Lot Width (Ft.)	100	8,300	Yes
Min. Lot Depth (Ft.)	150	434	Yes
Front Setback (Ft.)	25	30+	Yes
Side Setback (Ft.)	30	30+	Yes

Max. Height (Ft.)	50	46.5	Yes
Max. Floor Area Ratio	1:1	0.31:1	Yes

### *Landscaping Requirements*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Table 3 summarizes the landscaping requirements. The site meets or exceeds these requirements.

**Table 3. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	439,731	1,423,025	Yes
Trees	870	871	Yes
Shrubs	8,794	4,451	Yes
Replacement Shrubs	4,397	440 3" Cal Trees	Yes
Foundation Plantings	Along Primary Facades	Along Primary Facades	Yes
Entrance Plantings	At Building Entrance	At Building Entrance	Yes
Truck Screening	Wing Walls	Bldg. & Living Wall	Yes

### *Open Space Area*

The applicant is proposing 26.24 acres of open space. The open space will consist of 5,076 linear feet of walking trails with 70 concrete slab bench seats, a 25,560 sq. ft. garden area with a water feature, and additional seating areas.

### *Parking Requirements*

The proposal meets the required total parking spaces. Based on the parking requirement calculations in Article 10, the development must provide a minimum of 488 spaces. The UDC also stipulates that parking cannot exceed 115 percent of the minimum required parking. The applicant is proposing 882 spaces, which exceeds 115% of the minimum required parking. Table 4a summarizes the overall parking requirements for the site. Tables 4b-4f analyze the parking requirements for each building.

**Table 4a. Required Parking (Overall Site)**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	488	882	296

**Table 4b. Required Parking Bldg. A**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	62	180	26

**Table 4c. Required Parking Bldg. B**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	163	233	108

**Table 4d. Required Parking Bldg. C**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	48	88	0

**Table 4e. Required Parking Bldg. D**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	151	234	101

**Table 4f. Required Parking Bldg. E**

Use	Standard	Required	Provided	Trailer Parking
Warehouse/Office	1 Space/1, 000 sq. ft. + 1/5K+20 sq. ft.	67	144	50

The UDC allows for 20 percent of a warehouse site to be designated as trailer parking. The applicant is proposing 296 trailer parking spaces, which is below the maximum threshold.

#### *Exterior Building Material & Design*

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The dock doors are orientated north-south and interior to the site with trailer storage areas located in front of designated truck docks, and generally central to the site.

The tables below evaluate the design elements for the buildings. The proposed building elevations meet Appendix X requirements.

**Table 5a: Building A Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary	Y			Y						2	Yes
South	Primary	Y			Y	Y	Y				4	Yes
West	Secondary	Y			Y						2	Yes
East	Primary	Y			Y	Y	Y				4	Yes

**Table 5b: Building B Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary	Y			Y						2	Yes
South	Secondary	Y			Y						2	Yes
West	Secondary	Y			Y						2	Yes
East	Primary	Y			Y	Y	Y				4	Yes

**Table 5c: Building C Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary	Y			Y						2	Yes
South	Secondary	Y			Y						2	Yes
West	Secondary	Y			Y						2	Yes
East	Primary	Y			Y	Y	Y				4	Yes

**Table 5d: Building D Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
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North	Secondary	Y		Y							2	Yes
South	Secondary	Y		Y							2	Yes
West	Secondary	Y		Y							2	Yes
East	Primary	Y		Y	Y	Y					4	Yes

**Table 5e: Building E Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	Y			Y	Y	Y				4	Yes
South	Secondary	Y			Y						2	Yes
West	Secondary	Y			Y						2	Yes
East	Primary	Y			Y	Y	Y				4	Yes

The exterior of the buildings is 100% masonry construction and utilizes textured concrete tilt-wall panels of varying finishes and colors. The articulated storefronts consist of aluminum framing construction and one-inch insulated glazing. Accent features on the primary facade include masonry stone construction, ionized aluminum canopies placed above the aluminum framed, and glass storefronts. An 18" projected cornice is provided along the entire length of the primary facades. Accent lighting is provided at the entryway and along the front facades.

#### **VARIANCES:**

1. Variance to exceed 115% of Required Parking Spaces – The applicant is requesting to exceed the maximum allowable number of parking spaces.
2. Variance to the required non-residential screening requirement of constructing a Type 1 masonry screening wall along the property line located in front of Building C, adjacent to the single-family zoned property to the east.

#### **ANALYSIS:**

The applicant meets all the requirements of the UDC except for the previously mentioned variances. The applicant has expressed that the flexibility in the parking requirements will accommodate a potential manufacturing-assembly-use tenant. A concrete retaining wall and adequate landscaping, including trees and shrubs are being provided in front of Building C to compensate for the required screening wall adjacent to the undeveloped single-family property to the east.

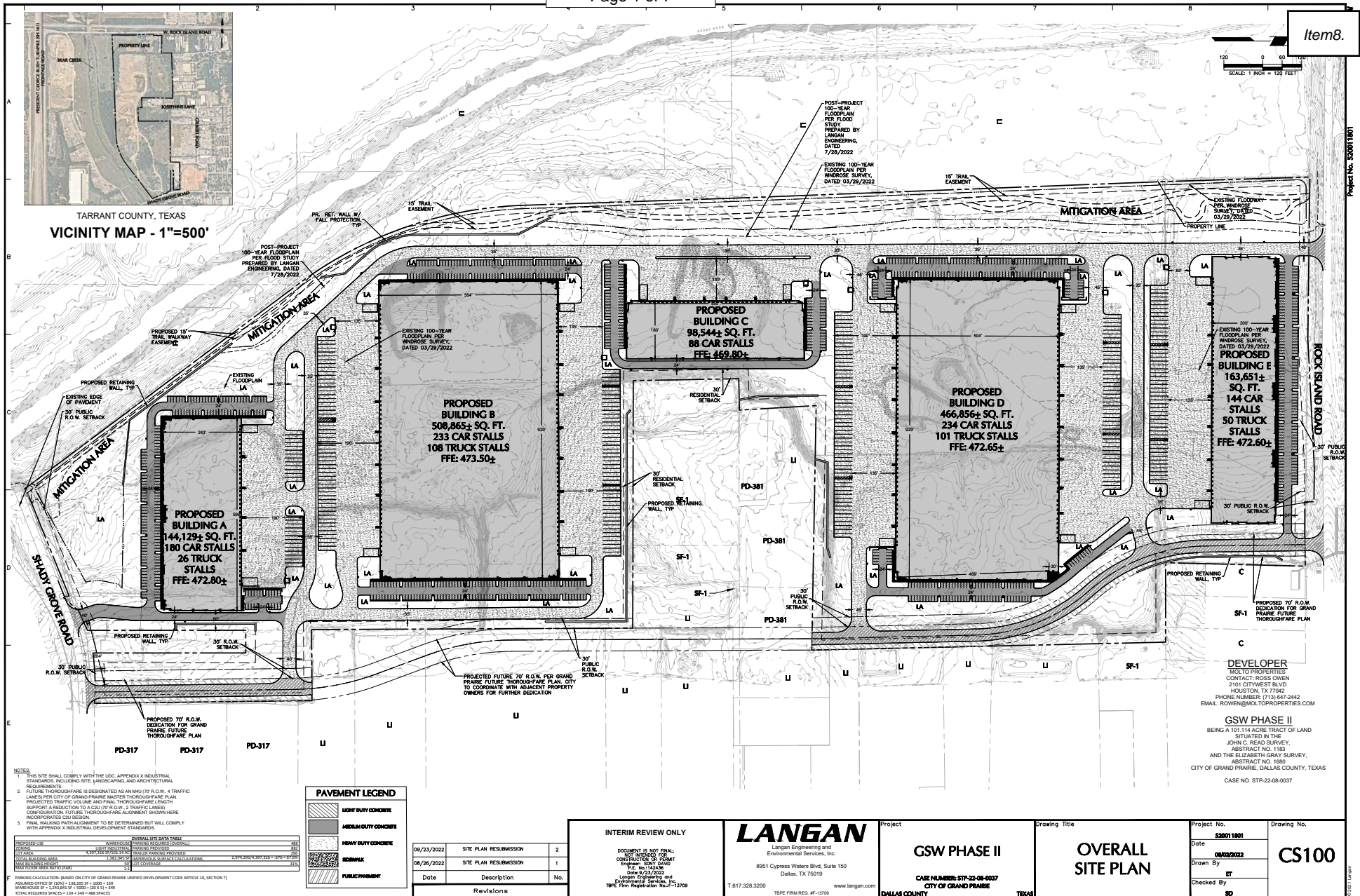
#### **RECOMMENDATION:**

Development Review Committee (DRC) recommends approval, and the staff has no objections to the variances requested.









DEVELOPER

**DEVELOPER**  
MOLTO PROPERTIES  
CONTACT: ROSS OWEN  
2101 CITYWEST BLVD  
HOUSTON, TX 77042  
PHONE NUMBER: (713) 647-2442  
EMAIL: ROWEN@MOLTOPROPERTIES.COM

GSW PHASE II

BEING A 101.114 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN C. READ SURVEY,  
ABSTRACT NO. 1183  
AND THE ELIZABETH GRAY SURVEY,  
ABSTRACT NO. 1680  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NO. STP-22-08-0037

## GSW PHASE II

CASE NUMBER: STP-22-08-0037  
CITY OF GRAND PRAIRIE

## OVERALL SITE PLAN

Project No.	520011801
Date	08/02/2022
Drawn By	ET
Checked By	SD

Drawing No.

**CS100**

Date: 6/23/2023 Time: 15:43 User: sferrelas State Table: Lenses.cdf Lenses: CR100 Document Code: 630511901 0501 CR101 0501



Item8.

40

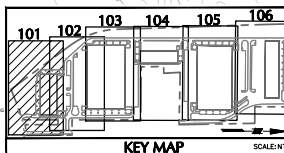
**MATCHLINE - REFER TO CS102**

**PROPOSED  
BUILDING A  
144,129± SQ. FT.  
180 CAR STALLS  
26 TRUCK STALLS  
FFE: 472.80±**

### PAVEMENT LEGEND

	LIGHT DUTY CONCRETE
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE
	GRASS
	PUBLIC PAVEMENT

SITE DATA TABLE	
BUILDING A COVERAGE	3.31 Acres (144,129 Sq. Ft.)
BUILDING A ESTIMATED OFFICE SPACE	0.33 Acres (14,413 Sq. Ft.)
BUILDING A REQUIRED PARKING	61 Parking Spaces
BUILDING A PROVIDED PARKING	180 Car Stalls



09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1
Date	Description	No
Revisions		

INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL:  
NOT INTENDED FOR  
CONSTRUCTION OR PERMIT  
Engineer: SONY DAVID  
P.E. No.:142436  
Date: 9/23/2022  
Langan Engineering and  
Environmental Services, Inc.  
TBE Firm Registration No.: F-1370

**LANGAN**

Langan Engineering and  
Environmental Services, Inc.  
8951 Cypress Waters Blvd, Suite 150  
Dallas, TX 75019

T:817.328.3200

	Project
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## GSW PHASE II

CASE NUMBER: STP-22-08-0037  
CITY OF GRAND PRAIRIE  
S. COUNTY

	Drawing Title
--	---------------

## SITE PLAN A

Project No.

Date	08/02/2022
Drawn By	ET
Checked By	ET

Drawing No.
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CS101

Date: 9/23/2022 Time: 15:42 User: darqin Side Table: Lesson 06 Layout: CR101 Document Code: 5200011001-0501-CR101-01

Item8.

**MATCHLINE - REFER TO CS103**

**PROPOSED  
BUILDING B  
508,865± SQ. FT.  
233 CAR STALLS  
108 TRUCK STALLS  
FFE: 473.50±**

EXISTING 100-YEAR-  
FLOODPLAIN PER  
WINDROSE SURVEY,  
DATED 03/29/2022

PROPOSED FIRE HYDRANT  
WITH BOLLARDS. TYP.

60° TILT WING WALL  
REFER TO ARCH PLAN  
PROPOSED FIRE  
LANE STRIPING, TYPE

FL  
PROPOSED 12' X 55'  
TRAILER PARKING  
STALL, TYP.

PROPOSED 70' R.O.W.  
DEDICATION FOR  
GRAND PRAIRIE  
THOROUGHFARE PLAN

PROPOSED RETAINING  
WALL, TYP.

EXISTING FLOODWAY PER  
MINOR SURVE

POST-PROJECT  
100-YEAR FLOODPLAIN  
PER FLOOD STUDY  
PREPARED BY LANGAN  
ENGINEERING DATED

15' TR  
EASEM

MITIGATION AREA

**EDGE OF**  
A JOURNAL OF THE MOUNTAIN

PROPOSED 12" HIGH  
CONCRETE CURB, TYPE


PROPOSED 12" HIGH  
CONCRETE CURB. TY

30' R.O.W.

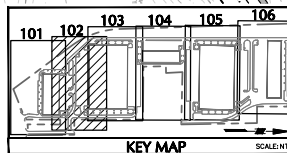
30' RESIDENTIAL  
SETBACK

**MATCHLINE - REFER TO CS101**

**PAVEMENT LEGEND**

	LIGHT DUTY CONCRETE
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE
	SEWERAGE
	PUBLIC PAVEMENT

SITE DATA TABLE	
BUILDING B COVERAGE	11.68 Acres (508,865 Sq. Ft.)
BUILDING B ESTIMATED OFFICE SPACE	1.17 Acres (50,887 Sq. Ft.)
BUILDING B REQUIRED PARKING*	163 Parking Spaces
BUILDING B PROVIDED PARKING	233 Car Stalls



09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1
Date	Description	No.
Revisions		

INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL;  
NOT INTENDED FOR  
CONSTRUCTION OR PERMIT  
Engineer: SONY DAVD  
P.E. No.:142436  
Date: 9/23/2022  
Langan Engineering and  
Environmental Services, Inc.  
TBPB Firm Registration No.: F-13701

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
8951 Cypress Waters Blvd, Suite 150  
Dallas, TX 75019

Projec
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## GSW PHASE II

CASE NUMBER: STP-22-08-0037  
CITY OF GRAND PRAIRIE

Drawing Title
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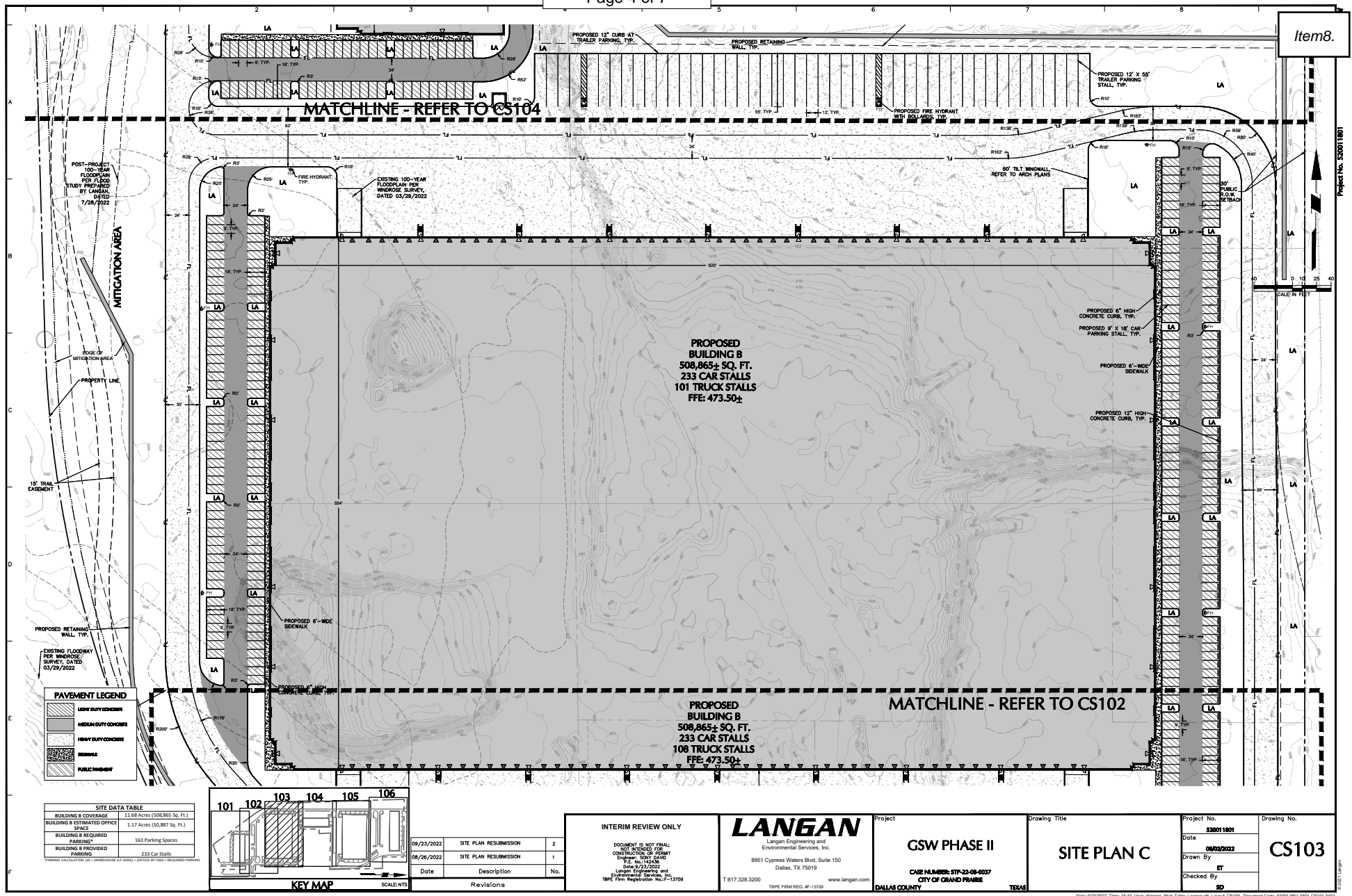
### SITE PLAN B

Project No.

Date	08/02/2022
Drawn By	ET
Checked By	SD

Drawing No.

CS102



Item8.

Project No. 230011801

SCALE IN FEET

POST-PROJECT  
100-YEAR  
FLOODPLAIN  
PER FLOOD  
STUDY PREPARED  
BY LAMSON,  
DATED  
7/28/2022

MITIGATION AREA

PROPERTY LINE

15' TRAIL  
EASEMENT

PROPOSED RETAINING  
WALL, TYP.

EXISTING FLOODWAY  
FOR WINDRUSE  
SURVEY, DATED  
03/29/2022

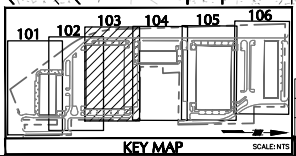
**PAVEMENT LEGEND**

	LIGHT DUTY CONCRETE
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE
	GRASS
	PUBLIC RIGHT-OF-WAY

**SITE DATA TABLE**

BUILDING B COVERAGE	11.68 Acres (508,865 Sq. Ft.)
BUILDING B ESTIMATED OFFICE SPACE	1.17 Acres (50,887 Sq. Ft.)
BUILDING B REQUIRED PARKING	163 Parking Spaces
BUILDING B PROVIDED PARKING	233 Car Stalls

\* PARKING CALCULATION BASED ON 200 VEHICLES PER 100,000 SQ. FT. OF OFFICE SPACE. REQUIRED PARKING BASED ON 200 VEHICLES PER 100,000 SQ. FT. OF OFFICE SPACE.



**Revisions**

Date	Description	No.
06/23/2022	SITE PLAN RESUBMISSION	2
06/26/2022	SITE PLAN RESUBMISSION	1

INTERIM REVIEW ONLY

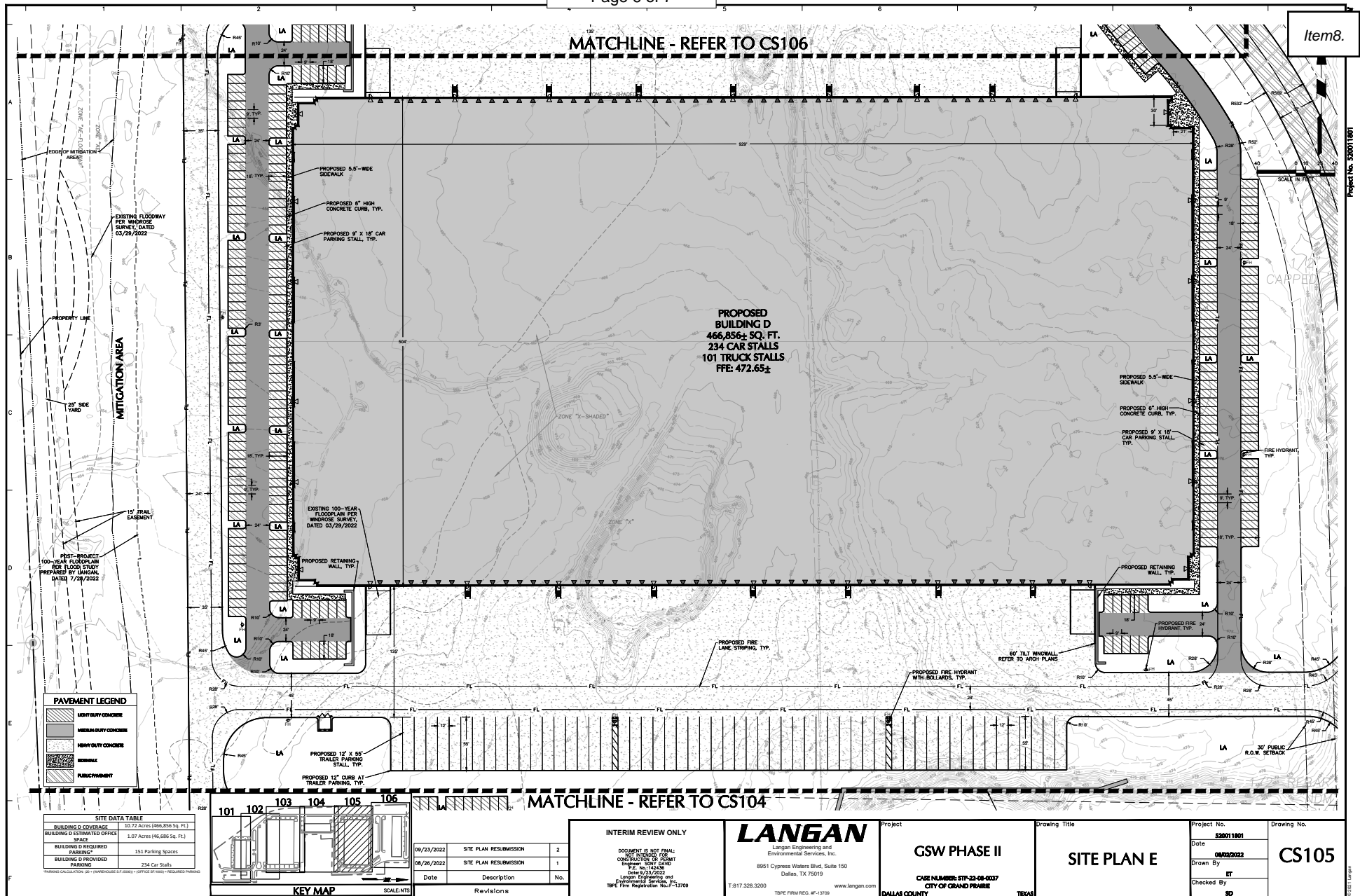
**LANGAN**  
Langan Engineering and  
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Project  
**GSW PHASE II**  
CASE NUMBER: STP-22-06-0037  
CITY OF GRAND PRairie  
DALLAS COUNTY TEXAS

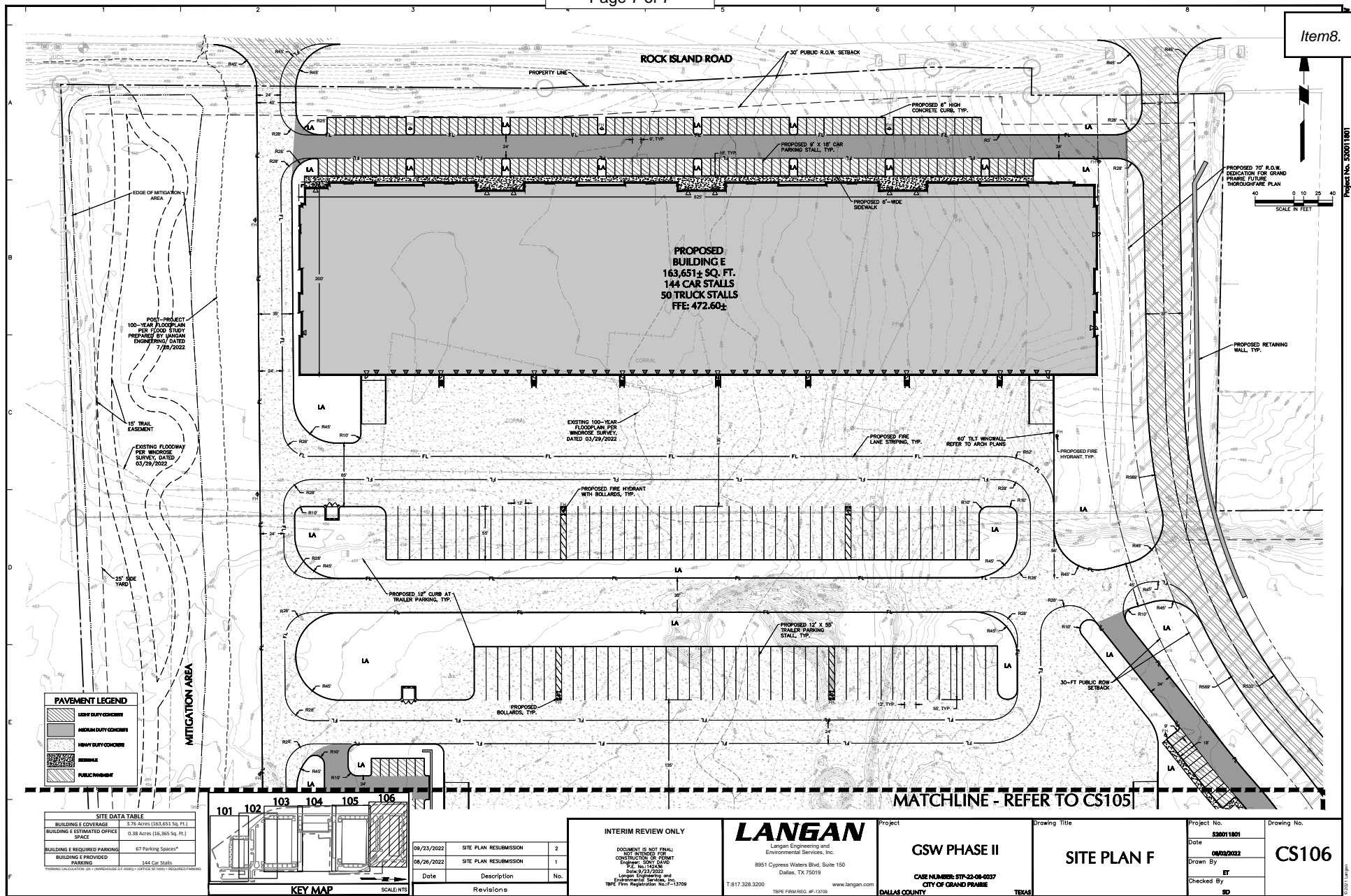
Drawing Title  
**SITE PLAN C**

Project No.  
**230011801**  
Date  
**06/23/2022**  
Drawn By  
**ET**  
Checked By  
**BD**  
Drawing No.  
**CS103**









Item 8.

Project No. S20011801

SCALE IN FEET  
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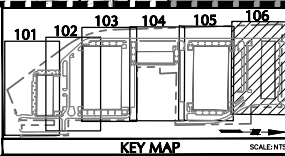
**PAVEMENT LEGEND**

[Pattern]	LIGHT DUTY CONCRETE
[Pattern]	MEDIUM DUTY CONCRETE
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	ASPHALT
[Pattern]	PUBLIC PAVEMENT

**SITE DATA TABLE**

BUILDING E COVERAGE	5.76 Acres (163,651 Sq. Ft.)
BUILDING E ESTIMATED OFFICE SPACE	0.38 Acres (16,365 Sq. Ft.)
BUILDING E REQUIRED PARKING	67 Parking Spaces*
BUILDING E PROVIDED PARKING	144 Car Stalls

\*MINIMUM OCCUPANCY PER 2009 INTERNATIONAL BUILDING CODE (IBC) SECTION 103.10.1



Date	Description	No.
08/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1

Revisions

INTERIM REVIEW ONLY

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Project  
**GSW PHASE II**  
CAGE NUMBER: STP-22-06-0037  
CITY OF GRAND PRairie  
DALLAS COUNTY TEXAS

Drawing Title  
**SITE PLAN F**

Project No. <b>S20011801</b>	Drawing No. <b>CS106</b>
Date <b>08/23/2022</b>	
Drawn By <b>ET</b>	
Checked By <b>BD</b>	



## PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	CC	440	CERES CANADENSIS TEXENSIS / TEXAS REDBUD	3" CAL	B&B	
	CL	159	CHLOPSIS LINEARIS / DESERT WILLOW	3" CAL	B&B	
	JV	194	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	15 GAL	B&B	
	U	81	LACINSTRONIA INDICA X FAUREI 'NATCHEZ' / NATCHEZ GRAPE WHITLE	3" CAL	B&B	
	MV	138	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	3" CAL	B&B	
	QT	86	QUERCUS TEXANA / TEXAS RED OAK	3" CAL	B&B	
	QV	107	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4" CAL	B&B	
	UP	106	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEMARK ELM	3" CAL	B&B	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	BC	1,130	BERBERIS THUNBERGII 'ORIMON PYOMY' / ORIMON PYOMY JAPANESE BARBERY	5 GAL	CONTAINER	
	IC	278	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL	CONTAINER	
	JD	1,237	JUNIPERUS CHINENSIS / DWARF PITZER JUNIPER	5 GAL	CONTAINER	
	LA	86	LONCERA ALBIFLORA / TEXAS HONEYSUCKLER	3 GAL	CONTAINER	
	LC	1,138	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE	5 GAL	CONTAINER	
	LP	149	LACINSTRONIA INDICA 'NANA' / DWARF GRAPE WHITLE	5 GAL	CONTAINER	
	RT	131	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	3 GAL	EXISTING	
	SD	302	SYMPHORICARPOS ORNBULATUS / CORALBERRY	3 GAL	CONTAINER	
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
	PP	5,658	PERENNIAL / PLANTING	1 GAL	CONTAINER	12" o.c.

## FOUNDATION PLANTING ALONG BUILDINGS

REQUIRED	PROVIDED
Building A: 1,677.7 LF x .01= 16.78 LF	183.2 LF or 10.9%
Building B: 2,949 LF x .01= 29.49 LF	224.71 LF or 7.6%
Building C: 1,459.73 LF x .01= 14.60 LF	93.87 LF or 6.4%
Building D: 2,875.44 LF x .01= 28.75 LF	167.22 LF or 5.8%
Building E: 2,050.7 LF x .01= 20.51 LF	440.23 LF or 21.5%

## LANDSCAPE ORDINANCE COMPLIANCE CHART

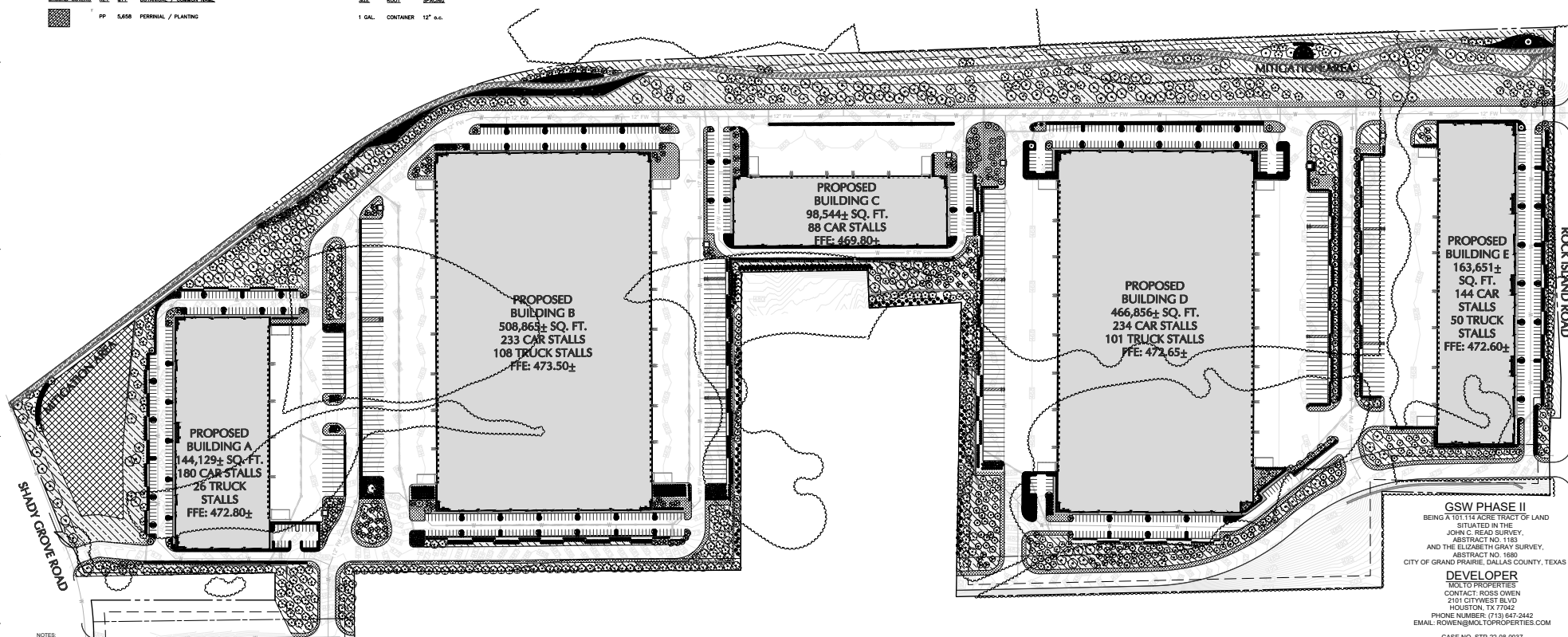
Total Site: 4,397,316 SF or 101.14 AC Parking: (882 +296)= 1,178 Spaces		
ARTICLE 8 LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Landscape required in this section shall comprise an area not less than 10% of the overall size of the platted lot.  4,397,316 x .10= 439,731.6 SF of landscaping	10% 439,731.6 SF	32.4% 1,423,025 SF
Trees with caliper measuring three inches (3") or greater at the time of planting shall be provided in an amount not less than one tree per 500 square feet of required landscape area	870.5 Trees	871 Trees
439,731.6 SF/500= Trees		
Street trees shall be planted parallel to the street 50 feet on center		
Shady Grove Road @480 LF	480/50= 9.6 Trees	10 Trees
One Shrub provided for each 50 square feet of required landscape	8,794.6 Shrubs	4,451 Shrubs
439,731.6/50= 8,794.6 Shrubs		
Replacement: 8,795 Shrubs x 50%= 4,397.5 shrubs	4,397.5/10 shrubs=440 3" caliper Trees	440 Trees
1 Tree per 20 parking spaces	60 Trees	86 Trees
1,178/ 20= 58.9 Trees		

Item8.

120 0 40 80 120  
SCALE: 1 INCH = 120 FEET

## HATCH LEGEND

- MEADOW SEED MIX 'A'
- MEADOW SEED MIX 'B'
- SOD
- DECORATIVE GRAVEL
- SEEDLINGS
- WALKING PATH
- EXISTING VEGETATION TO BE REMOVED



- NOTES:
- THIS SITE SHALL COMPLY WITH THE UDC, APPENDIX X INDUSTRIAL STANDARDS, INCLUDING SITE, LANDSCAPING, AND ARCHITECTURAL REQUIREMENTS.
  - FUTURE THROUGHFARE IS DESIGNATED AS AN MAU (70' R.O.W., 4 TRAFFIC LANES) PER CITY OF GRAND PRAIRIE MASTER THROUGHFARE PLAN. PROJECTED TRAFFIC VOLUME AND FINAL THROUGHFARE LENGTH SUPPORT A REDUCTION TO A CBU (70' R.O.W., 2 TRAFFIC LANES) CONFIGURATION. FUTURE THROUGHFARE ALIGNMENT SHOWN HERE INCORPORATES CBU DESIGN.
  - FINAL WALKING PATH ALIGNMENT TO BE DETERMINED BUT WILL COMPLY WITH APPENDIX X INDUSTRIAL DEVELOPMENT STANDARDS.
  - THE REQUIREMENTS OF PARKING SPACE, TREES PROVIDED AND STREET TREES PROVIDED ARE INCLUDED IN THE TOTAL TREES PROVIDED BASED ON 1 TREE PER 500 SF OF LANDSCAPE REQUIRED IN THE COMPLIANCE CHART. TOTAL TREES PROVIDED ARE 1,311.

Date	Description	No.
09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1
Revisions		

## INTERIM REVIEW ONLY

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P-4-100-2022  
LIC No. 3031  
Date: 09/23/2022  
Langan Engineering and  
Environmental Services, Inc.  
TPE Firm Registration No. 17-1709

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TPE FIRM REG. #F-1709

www.langan.com

Project

**GSW PHASE II**

CASE NUMBER: STP-22-08-0057

DALLAS COUNTY

CITY OF GRAND PRAIRIE

TEXAS

Drawing Title

**OVERALL  
LANDSCAPE  
PLANTING PLAN**

Project No.

520011801

Date

1/26/2022

Drawn By

DT

Checked By

TJW

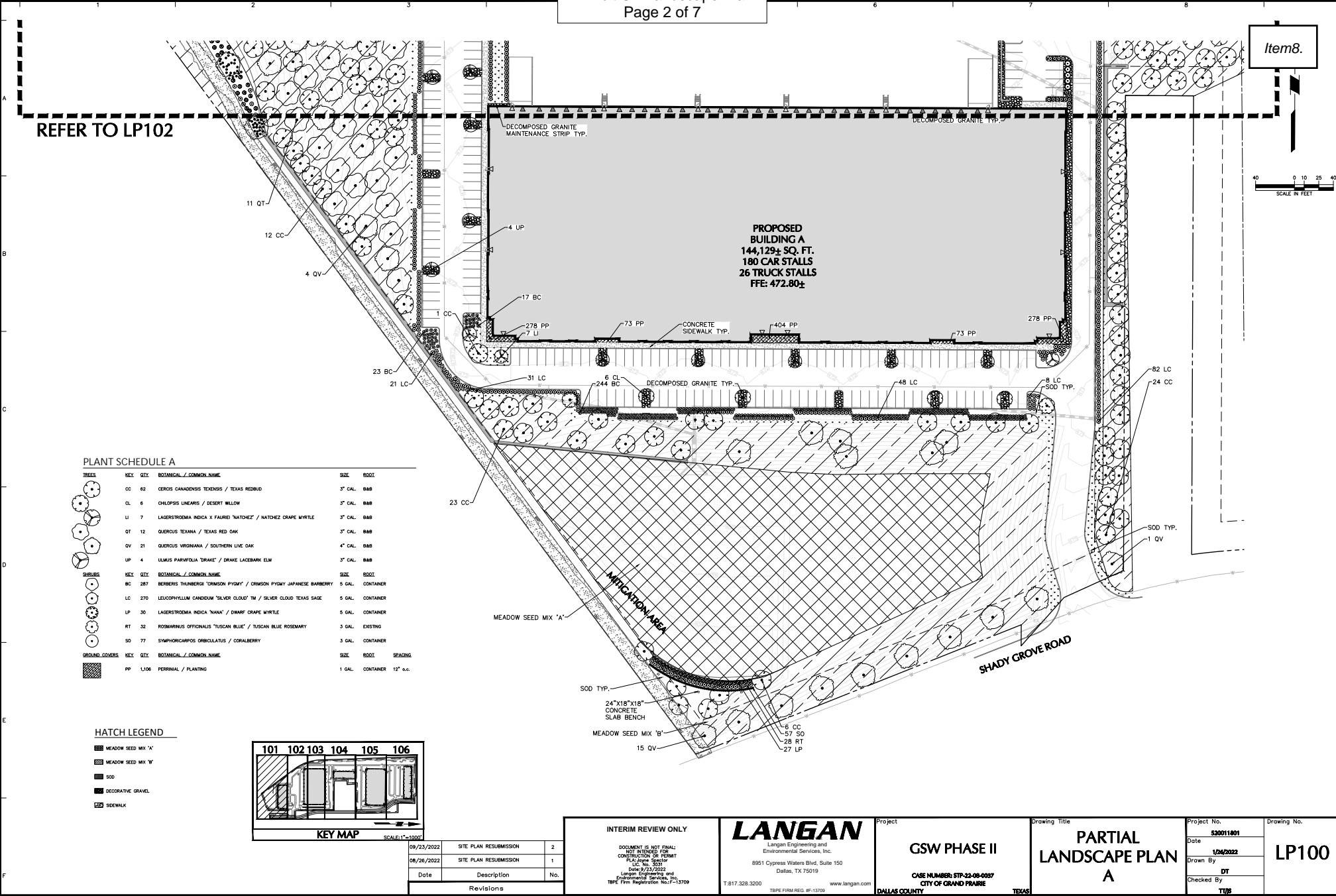
Drawing No.

**LP100**

**GSW PHASE II**  
BEING A 101.14 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN C. REAG SURVEY,  
ABSTRACT NO. 1183  
AND THE ELIZABETH GRAY SURVEY,  
ABSTRACT NO. 1680  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**DEVELOPER**  
TWO TO PROPERTIES  
CONTACT: ROSS OWEN  
2101 CITYWEST BLVD  
HOUSTON, TX 77062  
PHONE NUMBER: (713) 647-2442  
EMAIL: TOWEN@TWO TO PROPERTIES.COM

CASE NO. STP-22-08-0037

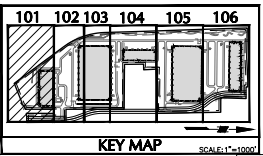


PLANT SCHEDULE A

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	CC	62	CERES CANADENSIS TEXENSIS / TEXAS REDBUD	3" CAL	888
	CL	6	CHLOPSIS LINEARIS / DESERT MALLOW	3" CAL	888
	LI	7	LAGERSTROMIA INDICA X FAUREI 'NATCHEZ' / NATCHEZ CHAPE MYRTLE	3" CAL	888
	QT	12	QUERCUS TEXANA / TEXAS RED OAK	3" CAL	888
	QV	21	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4" CAL	888
	UP	4	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	3" CAL	888
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	BC	287	BEBBERS THUNBERGII 'ORINSON PYDMY' / ORINSON PYDMY JAPANESE BARBERRY	5 GAL	CONTAINER
	LC	270	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE	5 GAL	CONTAINER
	LP	30	LAGERSTROMIA INDICA 'NANA' / DWARF CHAPE MYRTLE	5 GAL	CONTAINER
	RT	32	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	3 GAL	EXISTING
	SO	77	SYMPHORICARPOS ORBICULATUS / CORALBERRY	3 GAL	CONTAINER
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	PP	1,106	PERRINIA / PLANTING	1 GAL	CONTAINER 12" c.c.

HATCH LEGEND

- MEADOW SEED MIX 'A'
- MEADOW SEED MIX 'B'
- SOD
- DECORATIVE GRAVEL
- SIDEWALK



Date	Description	No.
09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1

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LIC. NO. 5231  
DATE 09/23/2022  
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TBE Firm Registration No. F-13709

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TBE Firm Reg. #F-13709

Project  
**GSW PHASE II**  
CASE NUMBER: STP-23-08-0057  
CITY OF GRAND PRairie  
DALLAS COUNTY TEXAS

Drawing Title  
**PARTIAL  
LANDSCAPE PLAN  
A**

Project No.  
**520011801**  
Date  
**1/26/2022**  
Drawn By  
**DT**  
Checked By  
**TJTB**  
Drawing No.  
**LP100**

PLANT SCHEDULE B

ITEM	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	BOULT
117	CC	117	CERES CANADENSIS TEXENSIS / TEXAS REDBUD	3" CAL.	BAB
33	U	33	LAGERSTROEMIA INDICA 'FAUREI' NATCHEZ / NATCHEZ GRAPE WHITLE	3" CAL.	BAB
14	QT	14	QUERCUS TEXANA / TEXAS RED OAK	3" CAL.	BAB
13	QV	13	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4" CAL.	BAB
24	UP	24	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LAZEBARK ELM	3" CAL.	BAB
398	BC	398	BOMBAX THUNBERGI 'CRIMSON PYRAM' / CRIMSON PYRAM JAPANESE BAMBERRY	5 GAL.	CONTAINER
98	LC	98	JUNIPERUS CHINENSIS / CHINESE PITCHER JUNIPER	5 GAL.	CONTAINER
120	LC	120	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE	5 GAL.	CONTAINER
36	LP	36	LAGERSTROEMIA INDICA 'NANA' / NANA GRAPE WHITLE	5 GAL.	CONTAINER
7	RT	7	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	3 GAL.	EXISTING
110	SO	110	SYMPHORICARPOS ORBICULATUS / CORALBERRY	3 GAL.	CONTAINER
601	PP	601	PERENNIAL / PLANTING	1 GAL.	CONTAINER 12" d.c.

HATCH LEGEND

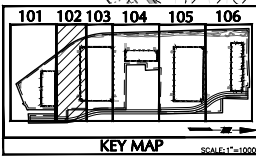
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[Hatch Pattern]	MEADOW SEED MIX 'B'
[Hatch Pattern]	SOD
[Hatch Pattern]	DECORATIVE GRAVEL
[Hatch Pattern]	SEDUMWALK

REFER TO LP103

PROPOSED  
BUILDING B  
508,865± SQ. FT.  
233 CAR STALLS  
108 TRUCK STALLS  
FFE: 473,504±

Item 8.

SCALE IN FEET  
0 10 20 40



Date	Description	No.
09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1

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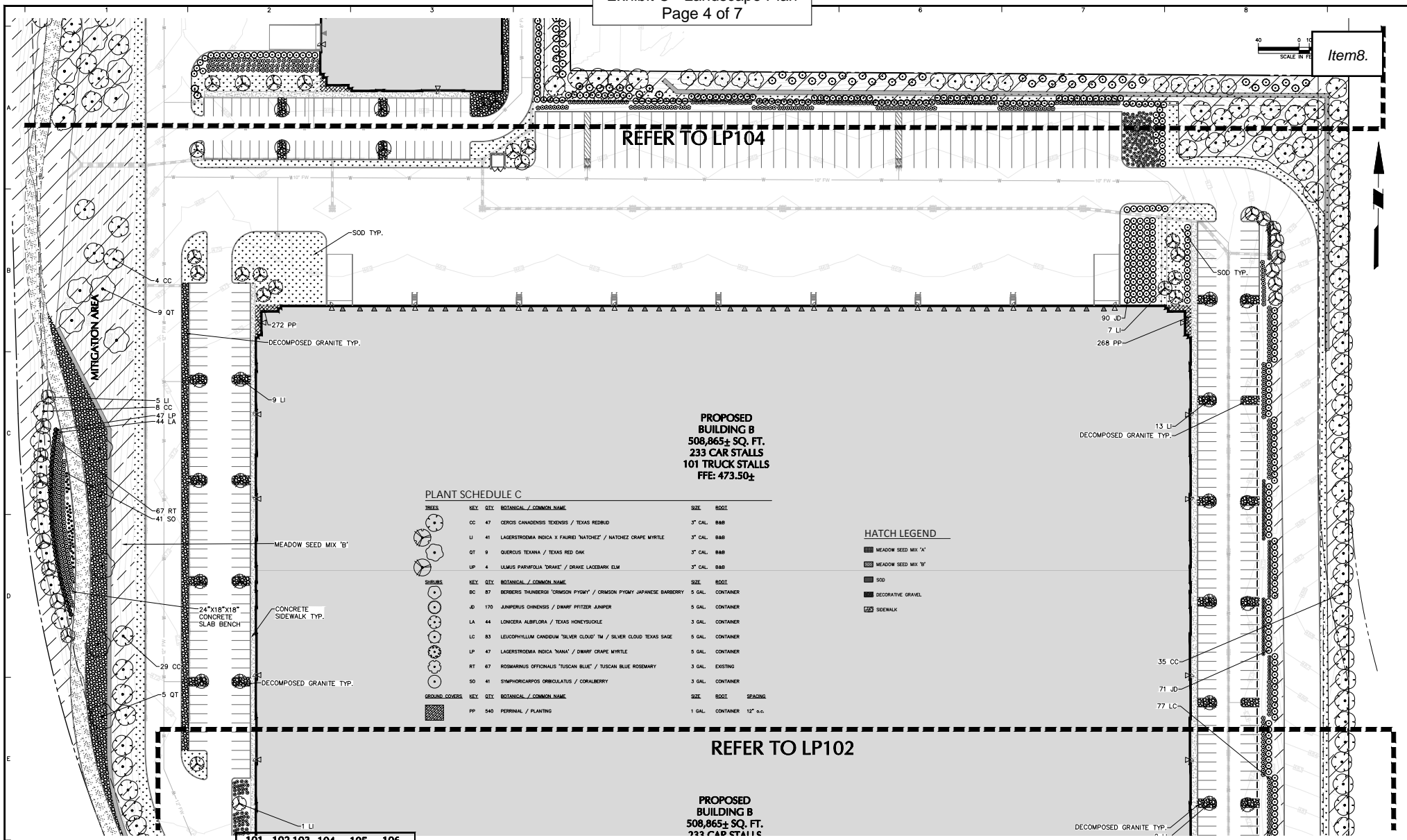
**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
8651 Cypress Waters Blvd, Suite 150  
Dallas, TX 75219

T: 817.328.3200 www.langan.com  
TBE FIRM REG. #F-13709




Project  
**GSW PHASE II**  
CASE NUMBER: STP-22-08-0057  
CITY OF GRAND PRairie  
DALLAS COUNTY TEXAS

Drawing Title  
**PARTIAL  
LANDSCAPE PLAN  
B**

Project No.  
**520011801**  
Date  
**1/26/2022**  
Drawn By  
**DT**  
Checked By  
**TJW**  
Drawing No.  
**LP100**

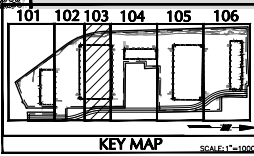


PLANT SCHEDULE C

	TREES	KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT	
	CC	47	CERES CANADENSIS TEXENSIS / TEXAS REDBUD	3" CAL.	BAB		
	LI	41	LAGERSTROEMIA INDICA X FAUREI 'NATCHEZ' / NATCHEZ GRAPE WHITLE	3" CAL.	BAB		
	QT	9	QUERCUS TEXANA / TEXAS RED OAK	3" CAL.	BAB		
	UP	4	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEMARK ELM	3" CAL.	BAB		
	SHRUBS	KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT	
	BC	87	BERBERIS THUNBERGII 'ORIMON PYGMY' / ORIMON PYGMY JAPANESE BARBERRY	5 GAL.	CONTAINER		
	JD	170	JANIPERUS OHWENSIS / DWARF PITTIZER JUNIPER	5 GAL.	CONTAINER		
	LA	44	LONICERA ALBIFLORA / TEXAS HONEYBUCKLE	3 GAL.	CONTAINER		
	LC	83	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE	5 GAL.	CONTAINER		
	LP	47	LAGERSTROEMIA INDICA 'NANA' / DWARF GRAPE WHITLE	5 GAL.	CONTAINER		
	RT	67	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	3 GAL.	EXISTING		
	SO	41	SYMPHORICARPOS ORBICULATUS / CORALBERRY	3 GAL.	CONTAINER		
	GROUND COVERS	KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
	PP	540	PERENNIAL / PLANTING	1 GAL.	CONTAINER	12" o.g.	

HATCH LEGEND

- MEADOW SEED MIX 'A'
- MEADOW SEED MIX 'B'
- SOD
- DECORATIVE GRAVEL
- SIDEWALK



Date	Description	No.
09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1
Revisions		

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LIC. No. 5031  
DATE: 8/23/2022  
Langan Engineering and  
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TBE Firm Registration No. F-13709

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TBE FIRM REG. #F-13709

Project

**GSW PHASE II**

CASE NUMBER: STP-22-08-0057  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY TEXAS

Drawing Title

**PARTIAL  
LANDSCAPE PLAN  
C**

Project No.  
**520011801**

Date  
**7/26/2022**

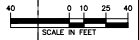
Drawn By  
**DT**

Checked By  
**TJTB**

Drawing No.  
**LP100**



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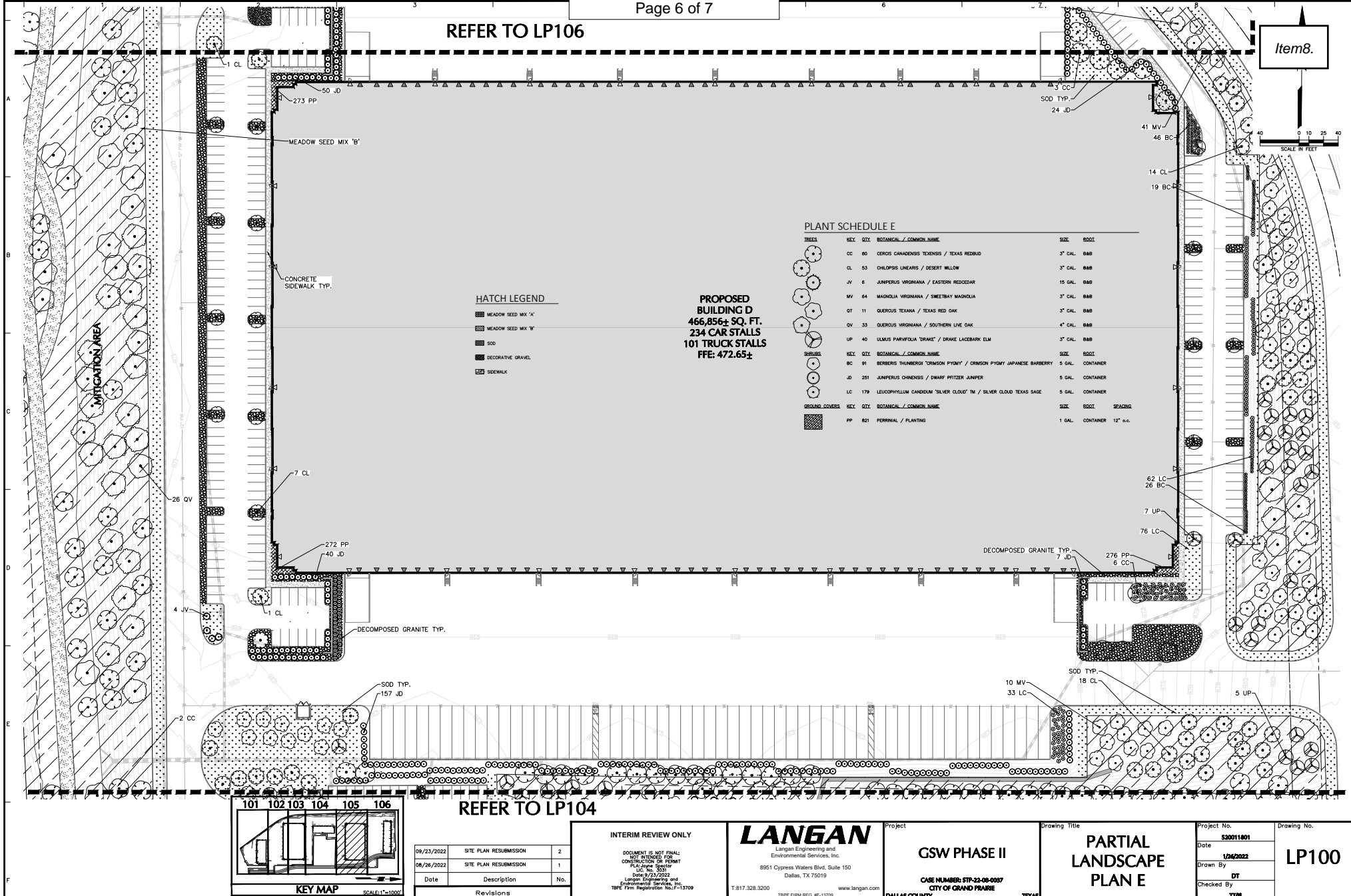


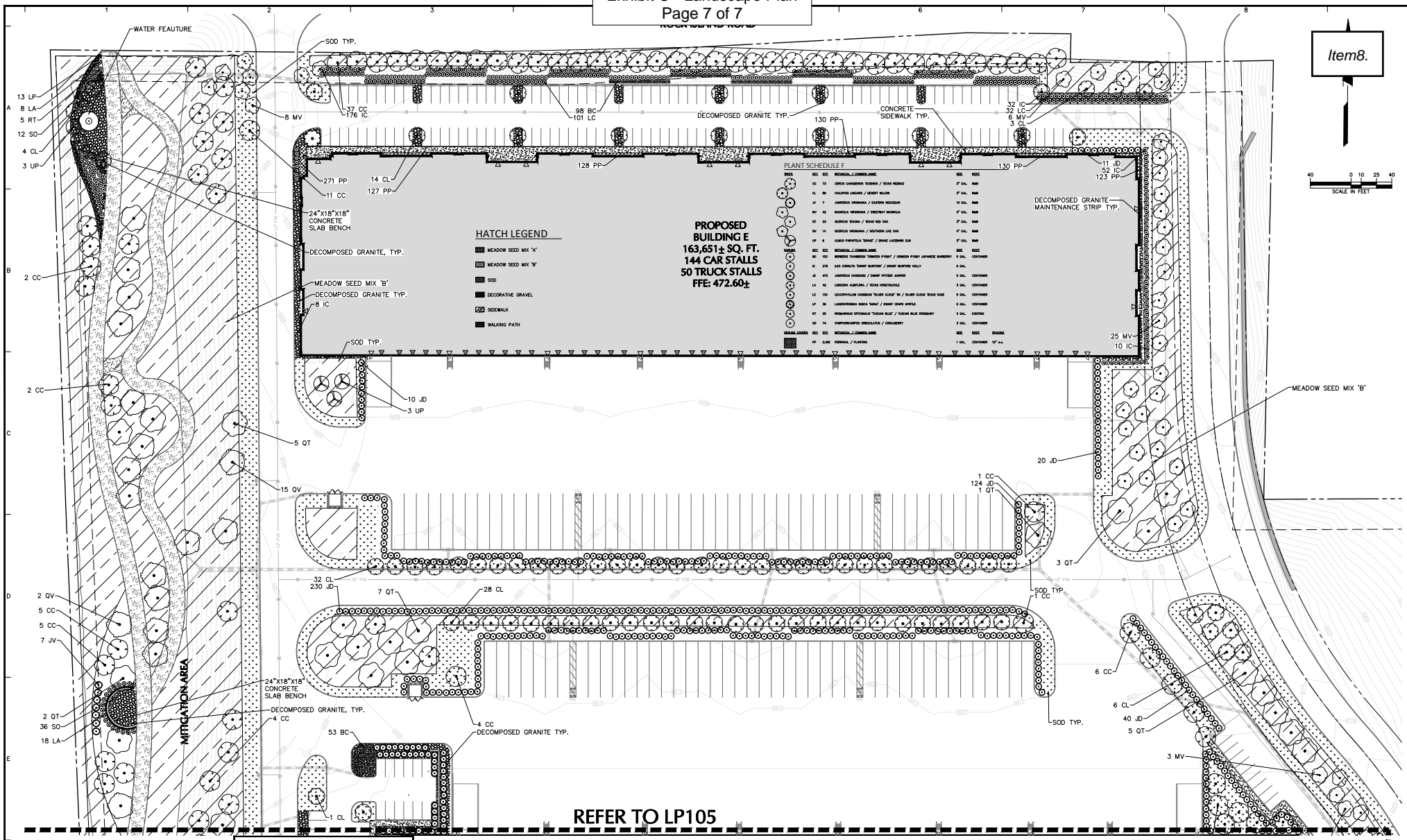
PLANT SCHEDULE D

**KEY MAP**  
SCALE: 1"=100'

Drawing No.

**LP100**

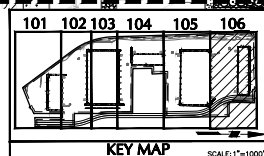




Item 8.



REFER TO LP105



Date	Description	No.
09/23/2022	SITE PLAN RESUBMISSION	2
08/26/2022	SITE PLAN RESUBMISSION	1

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Project  
**GSW PHASE II**  
CASE NUMBER: STP-22-08-0057  
CITY OF GRAND PRairie  
DALLAS COUNTY TEXAS

Drawing Title  
**PARTIAL  
LANDSCAPE  
PLAN F**

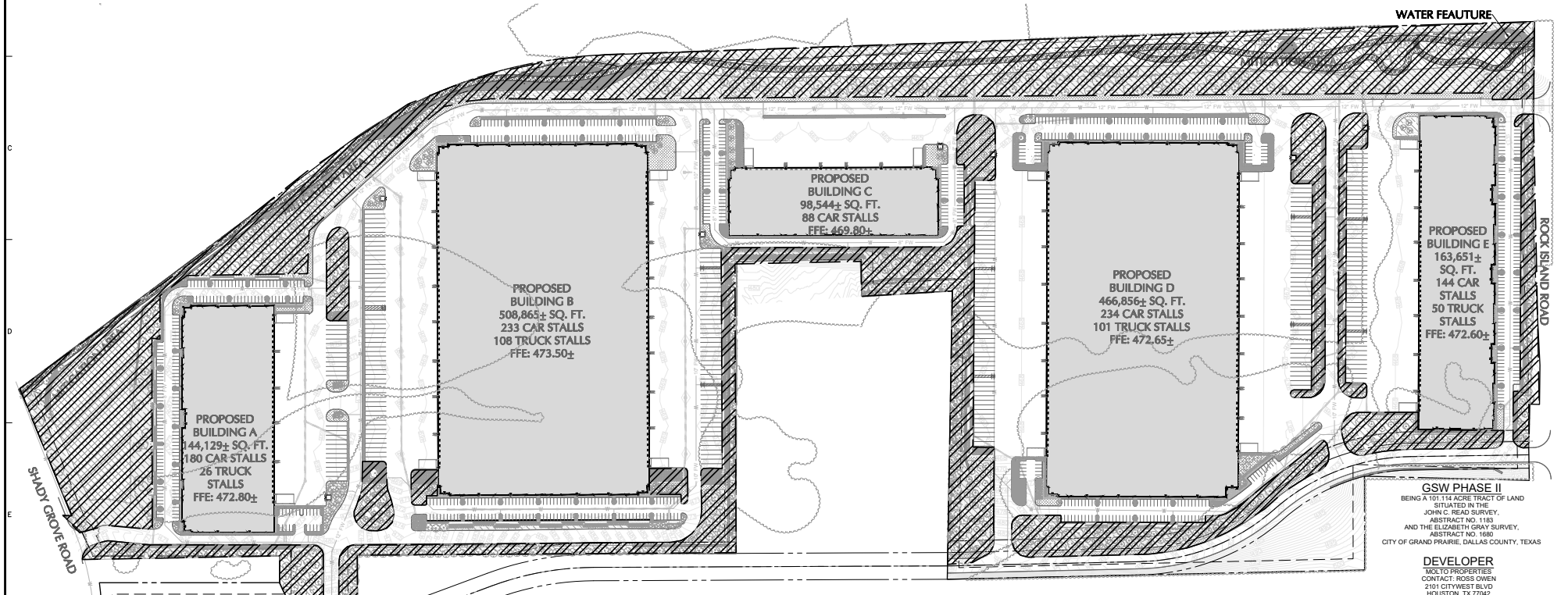
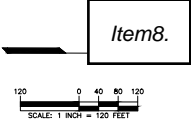
Project No. <b>S20011801</b>	Drawing No. <b>LP106</b>
Date <b>9/27/2022</b>	
Drawn By <b>DTCH</b>	
Checked By <b>TJTB</b>	

OPEN SPACE CHART	
REQUIRED	PROVIDED
1 Acre of open space for every 20 Acres of site= 5.07 Acres of open space	26.24 Acres of open space
1,000 LF every Acre of open space required= 5,070 LF of walking trail	5,076.87 LF of walking trail
1 SF of garden over 50 SF of Building Area (1,382,045 SF/50 SF)= 27,640.9 SF	25,560.50
Seating in shaded area within 300 LF of building entrance. And 1 water feature is required throughout trail	REF sheet LP106 for water feature
1 seat for every 20,000 SF of proposed building space @ 1,382,045 SF/20,000= 69.1 Seats	70 Seats
Note: A min of 2 selections are required in order to comply with open space guidelines	Complies: 3 selections provided

FOUNDATION PLANTING ALONG BUILDINGS	
REQUIRED	PROVIDED
Building A: 1,677.7 LF x .01= 16.78 LF	183.2 LF or 10.9%
Building B: 2,949 LF x .01= 29.49 LF	224.71 LF or 7.6%
Building C: 1,459.73 LF x .01= 14.60 LF	93.87 LF or 6.4%
Building D: 2,875.44 LF x .01= 28.75 LF	167.22 LF or 5.8%
Building E: 2,050.7 LF x .01= 20.51 LF	440.23 LF or 21.5%

Exhibit D - Open Space Plan  
Page 1 of 1

LANDSCAPE ORDINANCE COMPLIANCE CHART		
Total Site: 4,397,316 SF or 101.14 AC Parking: (882 +296)= 1,178 Spaces		
ARTICLE 8 LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Landscaping required in this section shall comprise an area not less than 10% of the overall size of the platted lot.	10% 439,731.6 SF	32.4% 1,423,025 SF
4,397,316 x .10= 439,731.6 SF of landscaping		
Trees with caliper measuring three inches (3") or greater at the time of planting shall be provided in an amount not less than one tree per 500 square feet of required landscape area	870.5 Trees	871 Trees
439,731.6 SF/500= Trees		
Street trees shall be planted parallel to the street 50 feet or greater		
Shady Grove Road @480 LF	480/50= 9.6 Trees	10 Trees
One Shrub provided for each 50 square feet of required landscape	8,794.6 Shrubs	4,451 Shrubs
439,731.6/50= 8,794.6 Shrubs		
Replacement: 8,795 Shrubs x 50%= 4,397.5 shrubs	4,397.5/10 shrubs=440 3" caliper Trees	440 Trees
1 Tree per 20 parking spaces	60 Trees	86 Trees
1,178/ 20= 58.9 Trees		



- NOTE:
- DASHED LINES WITH HATCH REPRESENTS ALL THE OPEN SPACE AREAS IN THE SITE
  - REF. LP101, LP103, AND LP106 FOR ZOOMED IN AREAS OF GARDEN ALONG TRAIL
  - PROPOSED WALKING TRAIL SHALL CONSIST OF A MINIMUM OF DECOMPOSED GRANITE AND LOOPED TO AVOID DEAD ENDS, UNLESS A CONNECTION CAN BE MADE TO A TRAIL ON NEIGHBORING PROPERTY OR DEVELOPMENT, OR TO THE CITY'S TRAIL NETWORK.

Date	Description	No.
Revisions		

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date: 09/22/2022  
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TBE Firm Registration No.: F-13709

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TBE Firm Reg. #F-13709

Project  
**GSW PHASE II**  
CITY OF GRAND PRAIRIE  
TEXAS

Drawing Title <b>OPEN SPACE PLAN</b>	Project No. <b>520011801</b>	Drawing No. <b>LP200</b>
	Date <b>09/22/2022</b>	
	Drawn By <b>DT</b>	
	Checked By <b>TJB</b>	

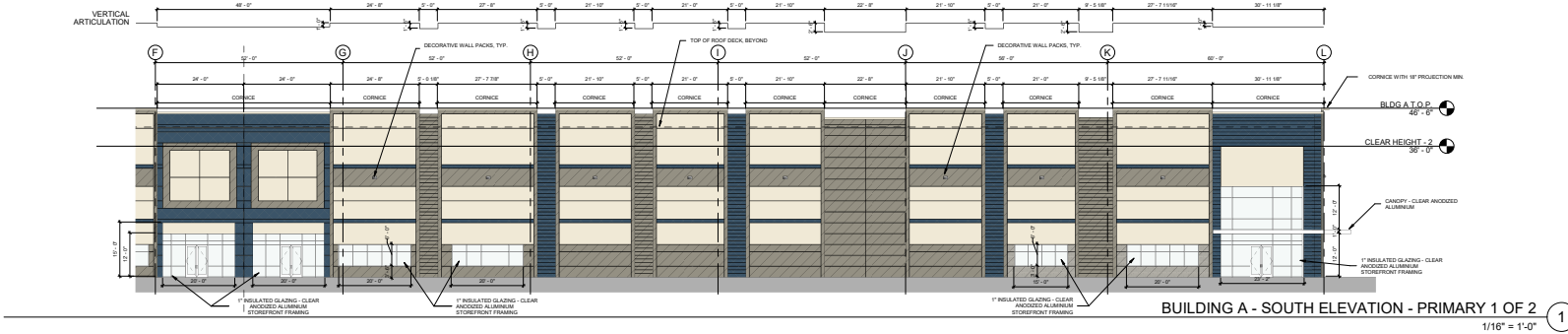
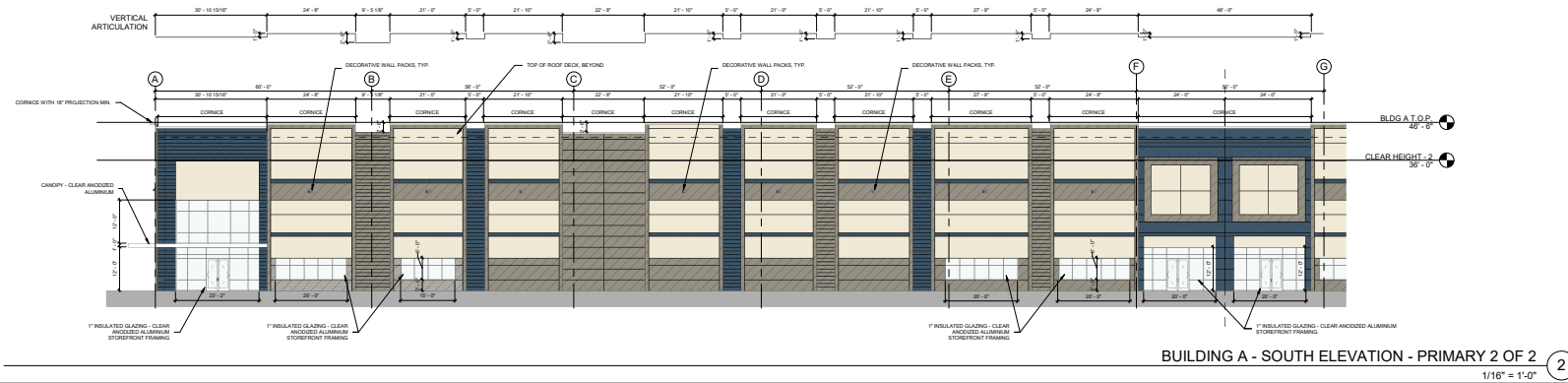
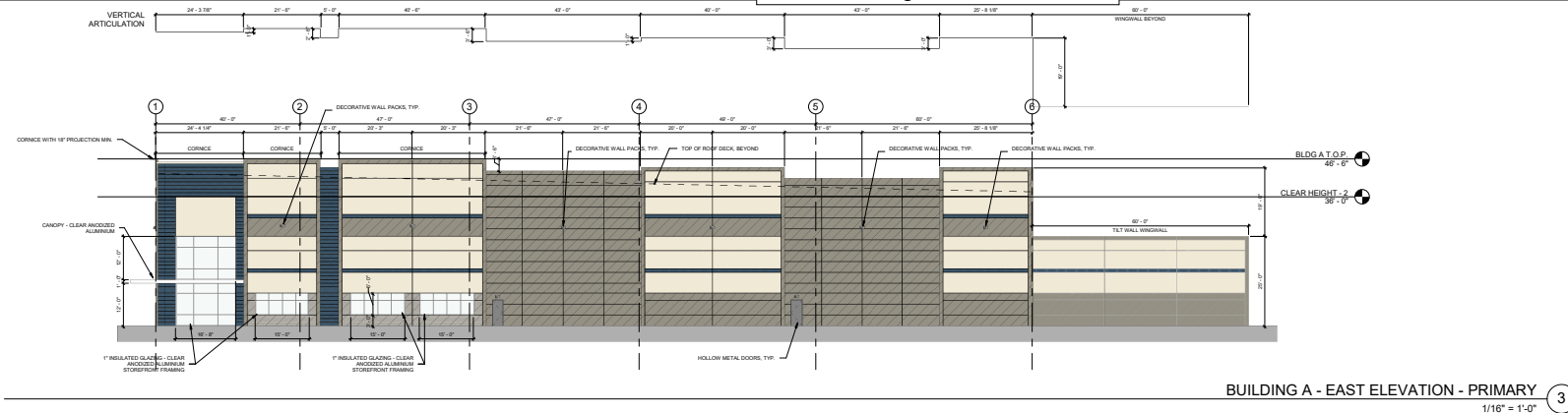
**GSW PHASE II**  
BEING A 101.114 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN C. READ SURVEY,  
ABSTRACT NO. 1163  
AND THE ELIZABETH GRAY SURVEY,  
ABSTRACT NO. 1680  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**DEVELOPER**  
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HOUSTON, TX 77042  
PHONE NUMBER: (713) 647-2442  
EMAIL: ROWEN@MOLTOPROPERTIES.COM

CASE NO. STP-22-08-0037



Item 8.



**PRIMARY FACADE - FINISH NOTES**

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.a, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW."

- 4.2a: "TWO MASONRY ACCENT MATERIALS WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
- 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE"
- 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
- 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FACADE."

**FACADE - SURFACE AREA CALCULATIONS**

EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	11,977 SF
TOTAL OPENINGS:	42 SF (0.35%)
TOTAL GLAZING:	681 SF (5.5%)
TOTAL CANOPY:	31 SF (0.26%)
TILT WALL W/ 2" REVEALS:	10,955 SF (91.8%)
SITE APPLIED STONE:	248 SF (2.1%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	18,770 SF
TOTAL OPENINGS:	42 SF (0.4%)
TOTAL GLAZING:	670 SF (6.25%)
TOTAL CANOPY:	32 SF (0.3%)
TILT WALL W/ 2" REVEALS:	9,976 SF (93.1%)
SITE APPLIED STONE:	0 SF (0%)
NORTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	26,817 SF
TOTAL OPENINGS:	3,988 SF (13.3%)
TOTAL GLAZING:	314 SF (1.4%)
TOTAL CANOPY:	0 SF (0%)
TILT WALL W/ 2" REVEALS:	22,875 SF (86.3%)
SITE APPLIED STONE:	0 SF (0%)
SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	27,471 SF
TOTAL OPENINGS:	0 SF (0%)
TOTAL GLAZING:	2,480 SF (9.1%)
TOTAL CANOPY:	77 SF (0.28%)
TILT WALL W/ 2" REVEALS:	24,552 SF (89.4%)
SITE APPLIED STONE:	352 SF (1.28%)

**PRIMARY FACADE - ARTICULATION CALCULATIONS**

**PRELIMINARY CALCULATIONS:**

- MAXIMUM BUILDING HEIGHT: 48' - 6"
- ARTICULATION RECD (10% OF BUILDING HEIGHT): 2' - 4"
- VERTICAL ARTICULATION PROVIDED: 2' - 4"

**SOUTH ELEVATION:**

- TOTAL FACADE LENGTH: 596'
- ARTICULATION RECD (15% OF TOTAL LENGTH): 89.4'
- TOTAL LENGTH OF VERTICAL ARTICULATION: 181'-8"

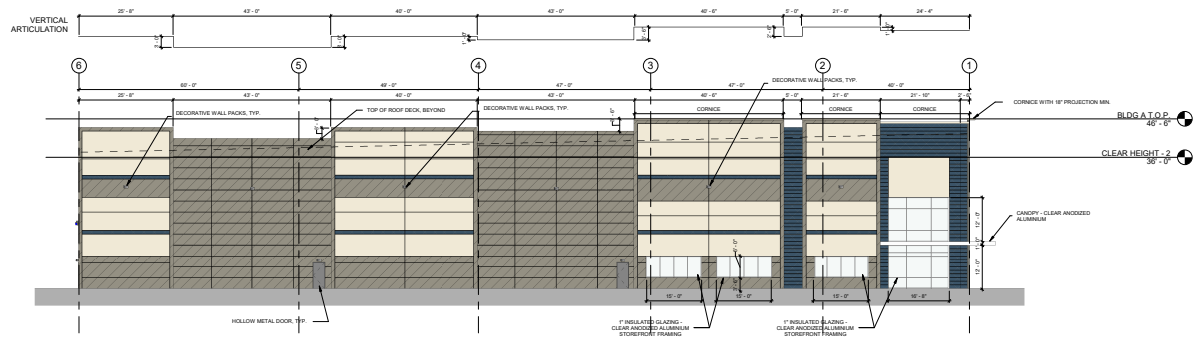
**EAST ELEVATION:**

- TOTAL FACADE LENGTH: 303'
- ARTICULATION RECD (15% OF TOTAL LENGTH): 50.85'
- TOTAL LENGTH OF VERTICAL ARTICULATION: 91'-8"

**FINISH LEGEND**

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SQUEAL WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKY BLUE (SW 7044)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

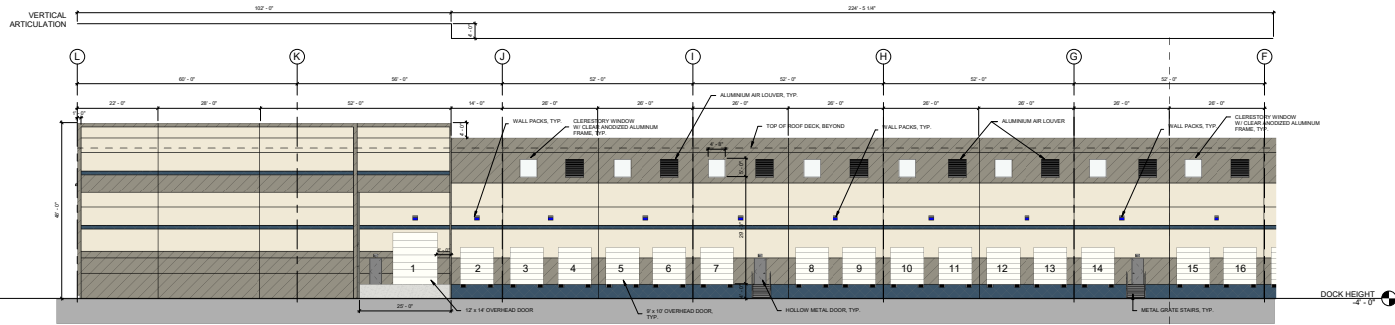
Item8.



BUILDING A - WEST ELEVATION - SECONDARY

1/16" = 1'-0"

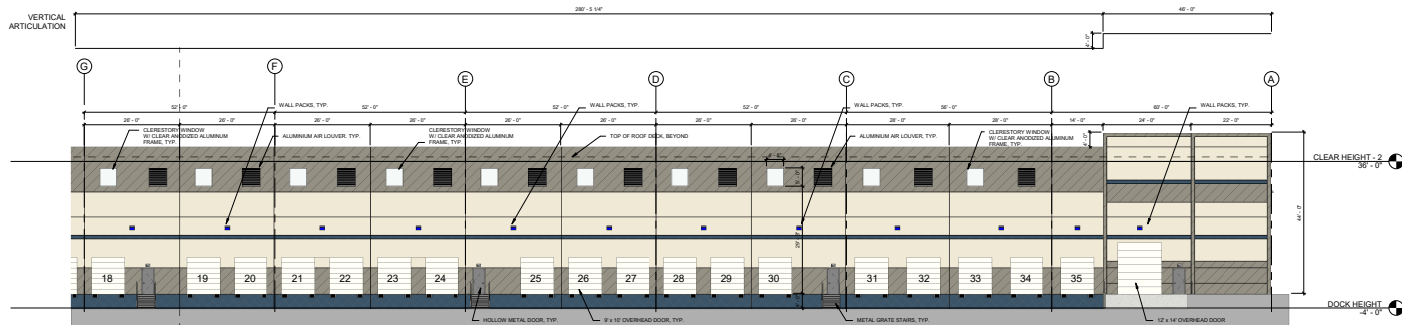
3



BUILDING A - NORTH ELEVATION - SECONDARY 2 OF 2

1/16" = 1'-0"

2



BUILDING A - NORTH ELEVATION - SECONDARY 1 OF 2

1/16" = 1'-0"

1

FACADE - SURFACE AREA CALCULATIONS

EAST ELEVATION (PRIMARY FACADE)

TOTAL SQUARE FOOTAGE:	11,677 SF
TOTAL OPENINGS:	42 SF (0.36%)
TOTAL GLAZING:	661 SF (5.65%)
TOTAL CANOPY:	31 SF (0.26%)
TILT WALL W/ 2" REVEALS:	10,995 SF (94.18%)
SITE APPLIED STONE:	246 SF (2.1%)

WEST ELEVATION (SECONDARY FACADE)

TOTAL SQUARE FOOTAGE:	10,720 SF
TOTAL OPENINGS:	42 SF (0.4%)
TOTAL GLAZING:	670 SF (6.25%)
TOTAL CANOPY:	32 SF (0.3%)
TILT WALL W/ 2" REVEALS:	9,976 SF (93.1%)
SITE APPLIED STONE:	0 SF (0%)

NORTH ELEVATION (SECONDARY FACADE)

TOTAL SQUARE FOOTAGE:	26,817 SF
TOTAL OPENINGS:	3,568 SF (13.3%)
TOTAL GLAZING:	374 SF (1.4%)
TOTAL CANOPY:	0 SF (0%)
TILT WALL W/ 2" REVEALS:	22,875 SF (85.3%)
SITE APPLIED STONE:	0 SF (0%)

SOUTH ELEVATION (SECONDARY FACADE)

TOTAL SQUARE FOOTAGE:	27,474 SF
TOTAL OPENINGS:	0 SF (0%)
TOTAL GLAZING:	2,490 SF (9.1%)
TOTAL CANOPY:	77 SF (0.28%)
TILT WALL W/ 2" REVEALS:	24,907 SF (89.4%)
SITE APPLIED STONE:	352 SF (1.28%)

SECONDARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX K, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"
- 4.4d: "ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH"

SECONDARY FACADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2' - 4"
- VERTICAL ARTICULATION PROVIDED: 2' - 4"

NORTH ELEVATION:

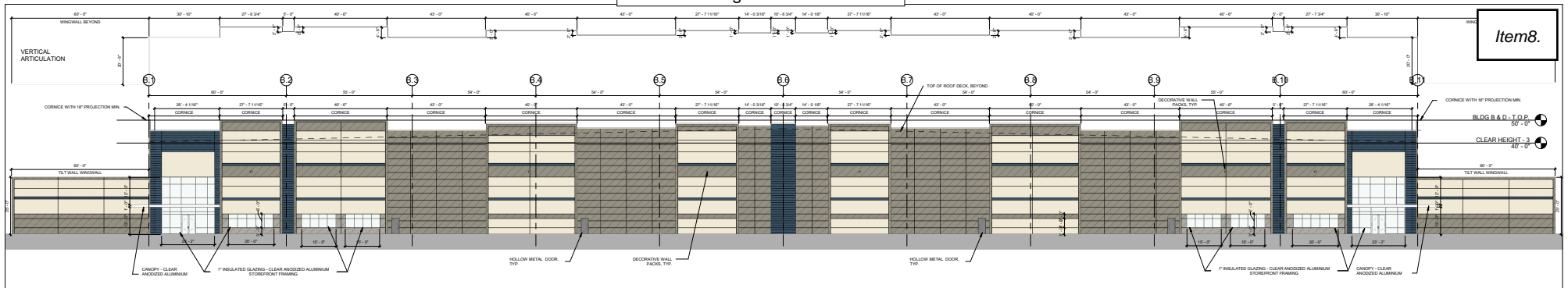
- TOTAL FACADE LENGTH: 596'
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 89.4'
- TOTAL LENGTH OF VERTICAL ARTICULATION: 127'-0"

WEST ELEVATION:

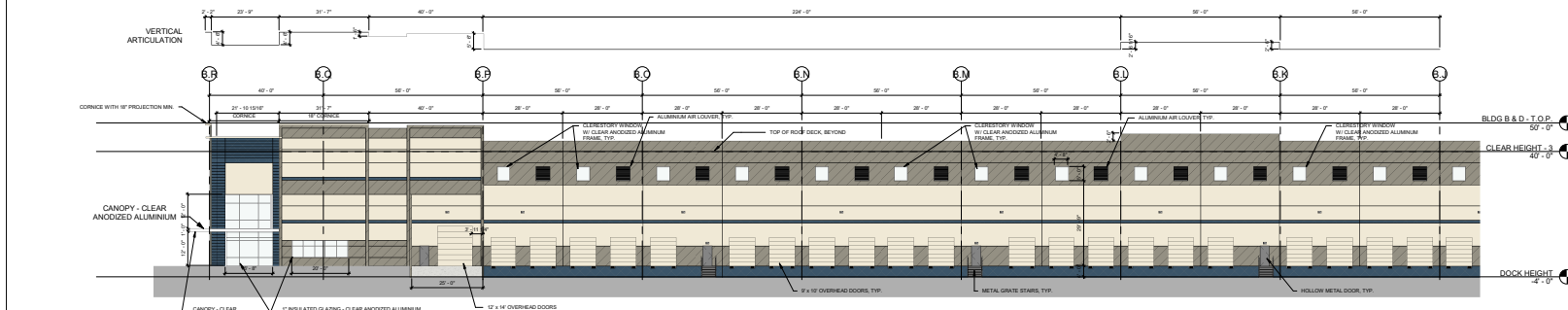
- TOTAL FACADE LENGTH: 342'
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 51.3'
- TOTAL LENGTH OF VERTICAL ARTICULATION: 127'-0"

FINISH LEGEND

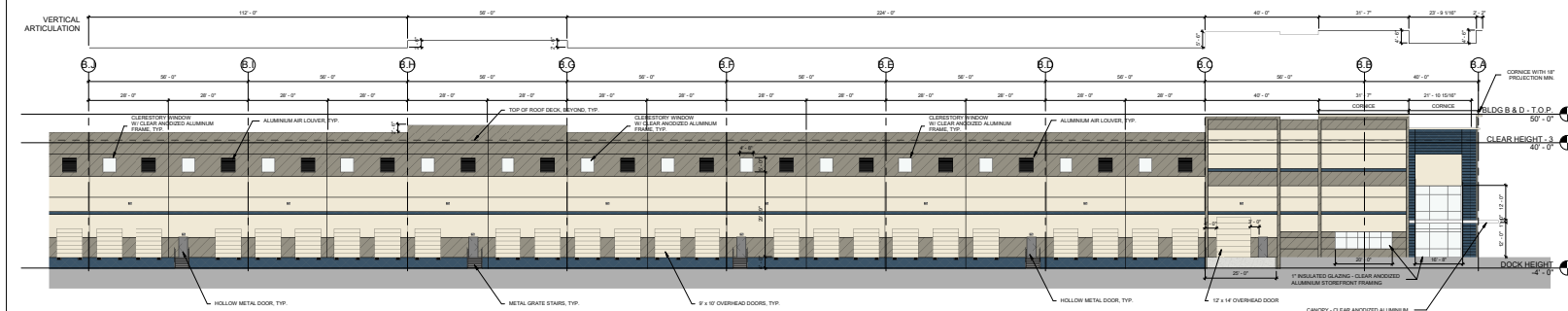
	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOUJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKY BLUE (SW 7064)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD



BUILDING B - EAST ELEVATION - PRIMARY  
1" = 20'-0" 3



BUILDING B - NORTH ELEVATION - SECONDARY 2 OF 2  
1" = 20'-0" 2



BUILDING B - NORTH ELEVATION - SECONDARY 1 OF 2  
1" = 20'-0" 1

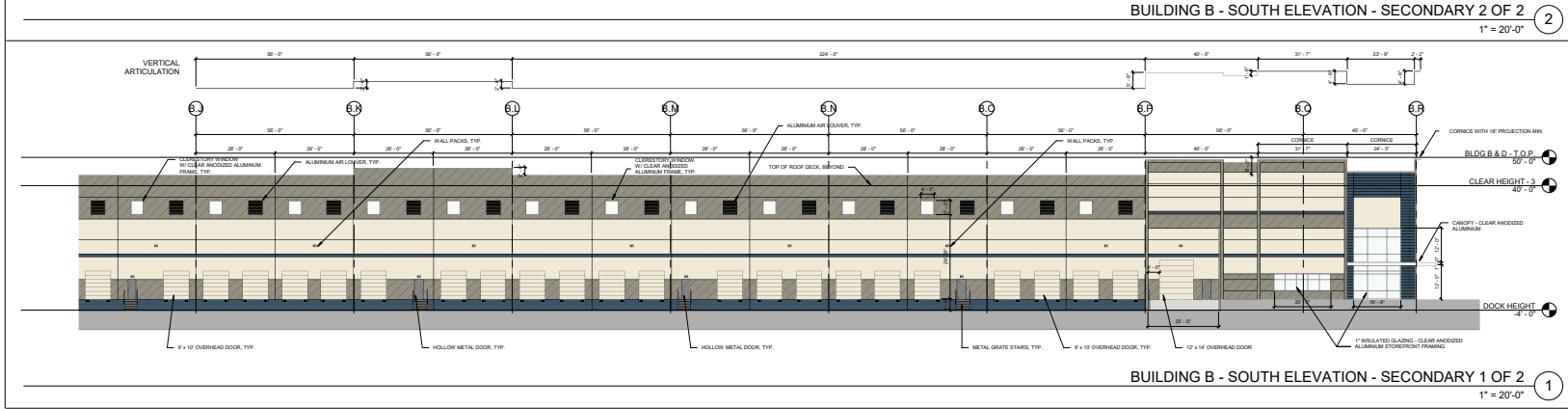
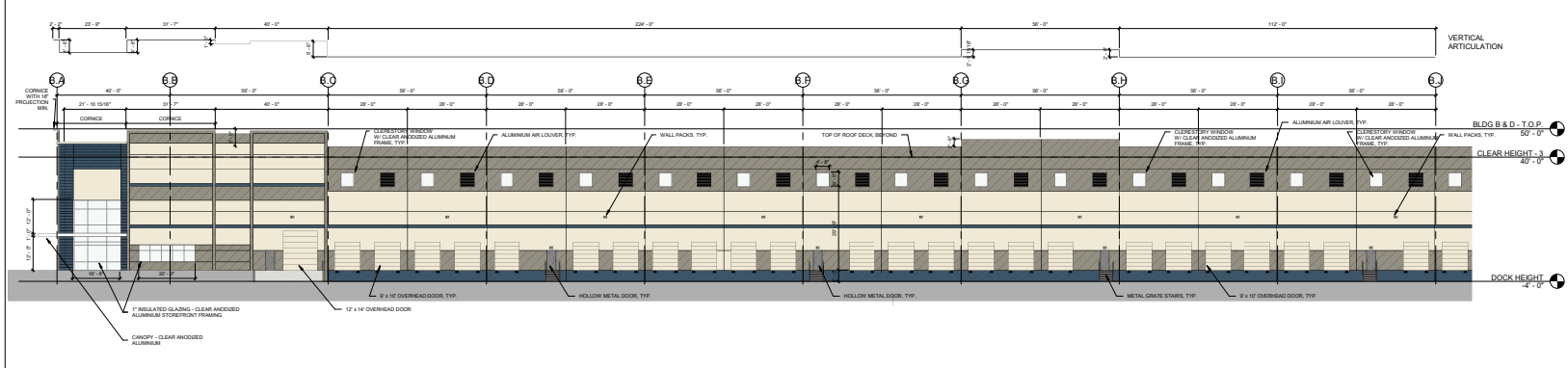
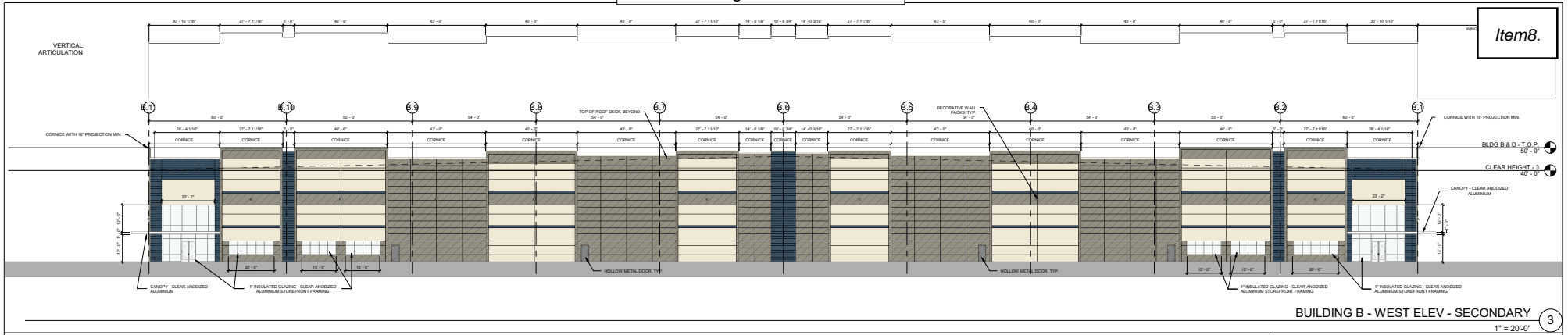
PRIMARY FACADE - FINISH NOTES	
PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.a, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:	
- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."	
- 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE."	
- 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."	
- 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FACADE."	

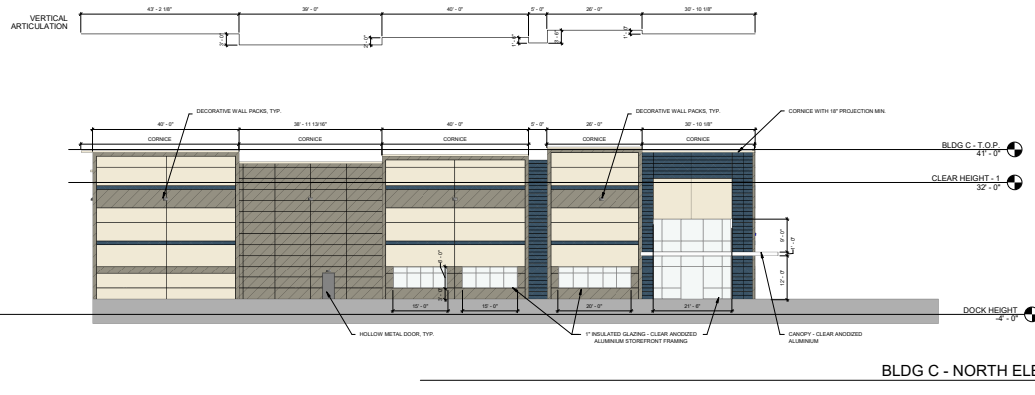
FACADE - SURFACE AREA CALCULATIONS	
EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	28,440 SF
TOTAL OPENINGS:	84 SF (0.3%)
TOTAL GLAZING:	7,708 SF (6.4%)
TOTAL CANOPY:	77 SF (0.28%)
TILT WALL W/ 2" REVEALS:	24,000 SF (91%)
SITE APPLIED STONE:	555 SF (2.1%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	28,440 SF
TOTAL OPENINGS:	84 SF (0.3%)
TOTAL GLAZING:	7,708 SF (6.4%)
TOTAL CANOPY:	77 SF (0.28%)
TILT WALL W/ 2" REVEALS:	24,000 SF (91%)
SITE APPLIED STONE:	555 SF (2.1%)
NORTH/SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	4,680 SF
TOTAL OPENINGS:	5,251 SF (11.8%)
TOTAL GLAZING:	1,842 SF (3.7%)
TOTAL CANOPY:	63 SF (0.4%)
TILT WALL W/ 2" REVEALS:	37,731 SF (84.4%)
SITE APPLIED STONE:	0 SF (0%)

PRIMARY FACADE - ARTICULATION CALCULATIONS	
PRELIMINARY CALCULATIONS:	
- MAXIMUM BUILDING HEIGHT: 50'-0"	
- ARTICULATION REQD 5% OF BUILDING HEIGHT: 2'-0"	
- VERTICAL ARTICULATION PROVIDED: 2'-0"	
EAST ELEVATION:	
- TOTAL FACADE LENGTH: 55'	
- ARTICULATION REQD 15% OF TOTAL LENGTH: 8.3'	
- TOTAL LENGTH OF VERTICAL ARTICULATION: 271'-8"	
FINISH LEGEND	
	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOUJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7054)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD





FACADE - SURFACE AREA CALCULATIONS	
EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	26,440 SF
TOTAL OPENINGS:	88 SF (0.3%)
TOTAL GLAZING:	1,704 SF (6.4%)
TOTAL CANOPY:	77 SF (0.29%)
TILT WALL W/ 2" REVEALS:	24,020 SF (91%)
SITE APPLIED STONE:	955 SF (2.1%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	26,440 SF
TOTAL OPENINGS:	88 SF (0.3%)
TOTAL GLAZING:	1,704 SF (6.4%)
TOTAL CANOPY:	77 SF (0.29%)
TILT WALL W/ 2" REVEALS:	24,020 SF (91%)
SITE APPLIED STONE:	955 SF (2.1%)
NORTH / SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	44,687 SF
TOTAL OPENINGS:	5,281 SF (11.8%)
TOTAL GLAZING:	1,642 SF (3.7%)
TOTAL CANOPY:	63 SF (0.14%)
TILT WALL W/ 2" REVEALS:	37,731 SF (84.4%)
SITE APPLIED STONE:	0 SF (0%)
SECONDARY FACADE - FINISH NOTES	
PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:	
- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"	
- 4.4b: "ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."	
SECONDARY FACADE - ARTICULATION CALCULATIONS	
PRELIMINARY CALCULATIONS:	
- MAXIMUM BUILDING HEIGHT: 20' - 0"	
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2' - 0"	
- VERTICAL ARTICULATION PROVIDED: 2' - 0"	
NORTH ELEVATION	
- TOTAL FACADE LENGTH: 820'	
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 138'	
- TOTAL LENGTH OF VERTICAL ARTICULATION: 175'-2"	
SOUTH ELEVATION	
- TOTAL FACADE LENGTH: 820'	
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 138'	
- TOTAL LENGTH OF VERTICAL ARTICULATION: 175'-2"	
WEST ELEVATION	
- TOTAL FACADE LENGTH: 554'	
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 83.1'	
- TOTAL LENGTH OF VERTICAL ARTICULATION: 271'-4"	
FINISH LEGEND	
LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOUJI WHITE (SW 7042)	
MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)	
DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7054)	
SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD	



Item8.

#### FACADE - SURFACE AREA CALCULATIONS

EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	20,902 SF
TOTAL OPENINGS:	120 SF (0.6%)
TOTAL GLAZING:	0 SF (0%)
TOTAL CANOPY:	0 SF (0%)
TLT WALL W/ 2" REVEALS:	20,782 SF (99.4%)
SITE APPLIED STONE:	0 SF (0%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	20,111 SF
TOTAL OPENINGS:	3,448 SF (17.14%)
TOTAL GLAZING:	990 SF (4.7%)
TOTAL CANOPY:	47 SF (0.23%)
TLT WALL W/ 2" REVEALS:	15,668 SF (77.9%)
SITE APPLIED STONE:	0 SF (0%)
NORTH SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	8,109 SF
TOTAL OPENINGS:	24 SF (0.3%)
TOTAL GLAZING:	750 SF (9.25%)
TOTAL CANOPY:	37 SF (0.46%)
TLT WALL W/ 2" REVEALS:	7,298 SF (89.99%)
SITE APPLIED STONE:	0 SF (0%)

#### PRIMARY FACADE - FINISH NOTES

- PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.A, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:
- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
  - 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE"
  - 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
  - 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FACADE."

#### SECONDARY FACADE - FINISH NOTES

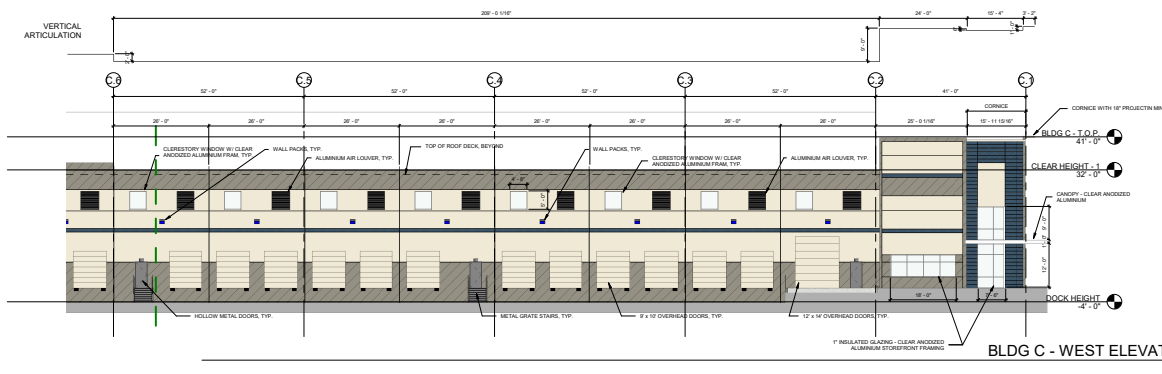
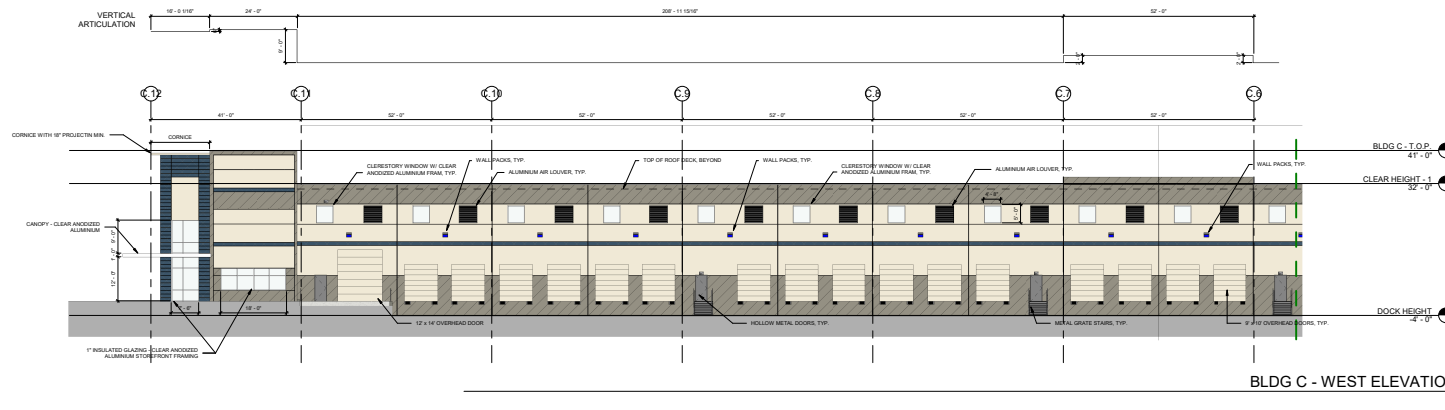
- PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:
- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 20% OF THE AREA OF THE FACADE"
  - 4.4b: "ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."

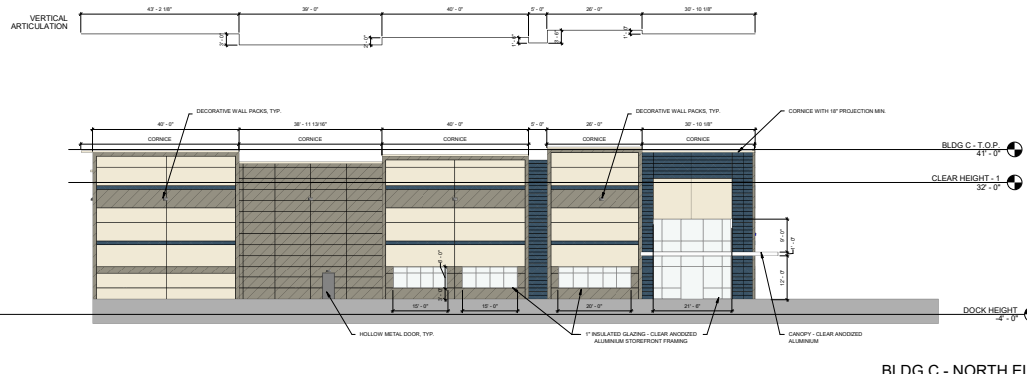
#### SECONDARY FACADE - ARTICULATION CALCULATIONS

- PRELIMINARY CALCULATIONS:**
- MAXIMUM BUILDING HEIGHT: 41'-0"
  - ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2'-0"
  - VERTICAL ARTICULATION PROVIDED: 3'-0"
- NORTH ELEVATION:**
- TOTAL FACADE LENGTH: 180'
  - ARTICULATION REQ'D (15% OF TOTAL LENGTH): 27'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 106'
- SOUTH ELEVATION:**
- TOTAL FACADE LENGTH: 180'
  - ARTICULATION REQ'D (15% OF TOTAL LENGTH): 27'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 106'
- WEST ELEVATION:**
- TOTAL FACADE LENGTH: 550'
  - ARTICULATION REQ'D (15% OF TOTAL LENGTH): 82.5'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 134'

#### FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7044)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD





Item8.

#### FACADE - SURFACE AREA CALCULATIONS

EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	20,902 SF
TOTAL OPENINGS:	120 SF (0.6%)
TOTAL GLAZING:	0 SF (0%)
TOTAL CANOPY:	47 SF (0.2%)
TLT WALL W/ 2" REVEALS:	20,785 SF (99.4%)
SITE APPLIED STONE:	0 SF (0%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	20,111 SF
TOTAL OPENINGS:	3,488 SF (17.4%)
TOTAL GLAZING:	990 SF (4.9%)
TOTAL CANOPY:	47 SF (0.2%)
TLT WALL W/ 2" REVEALS:	15,686 SF (77.9%)
SITE APPLIED STONE:	0 SF (0%)
NORTH SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	8,109 SF
TOTAL OPENINGS:	24 SF (0.3%)
TOTAL GLAZING:	750 SF (9.2%)
TOTAL CANOPY:	37 SF (0.4%)
TLT WALL W/ 2" REVEALS:	7,298 SF (89.9%)
SITE APPLIED STONE:	0 SF (0%)

#### PRIMARY FACADE - FINISH NOTES

- PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.4, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:
- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
  - 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE"
  - 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
  - 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FACADE."

#### SECONDARY FACADE - FINISH NOTES

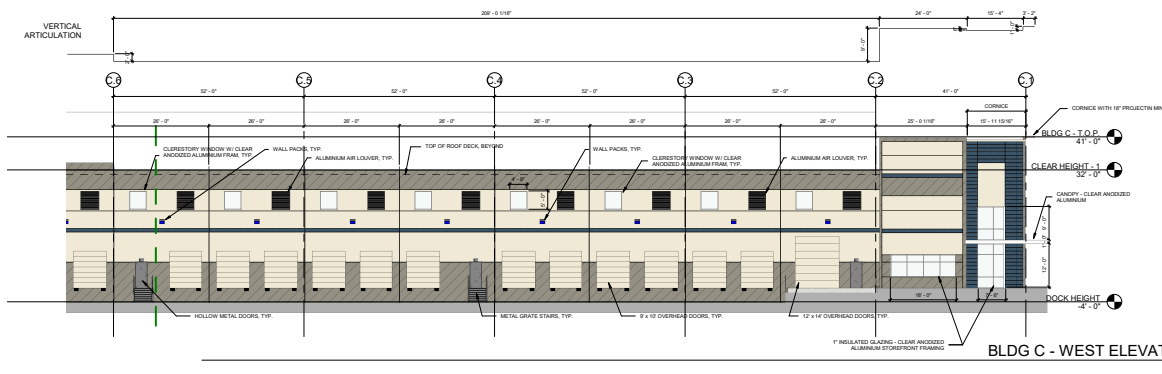
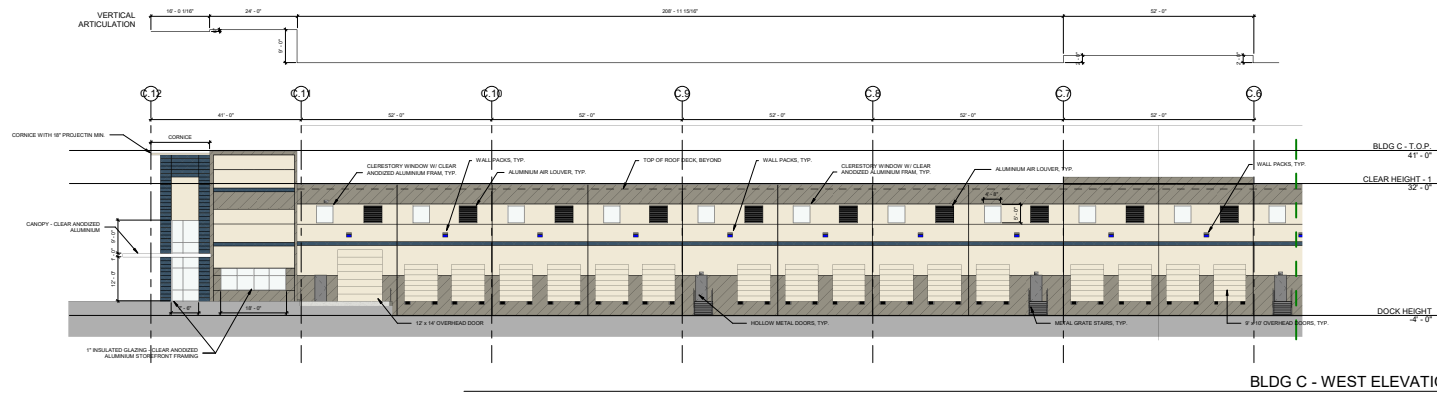
- PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:
- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 20% OF THE AREA OF THE FACADE"
  - 4.4b: "ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."

#### SECONDARY FACADE - ARTICULATION CALCULATIONS

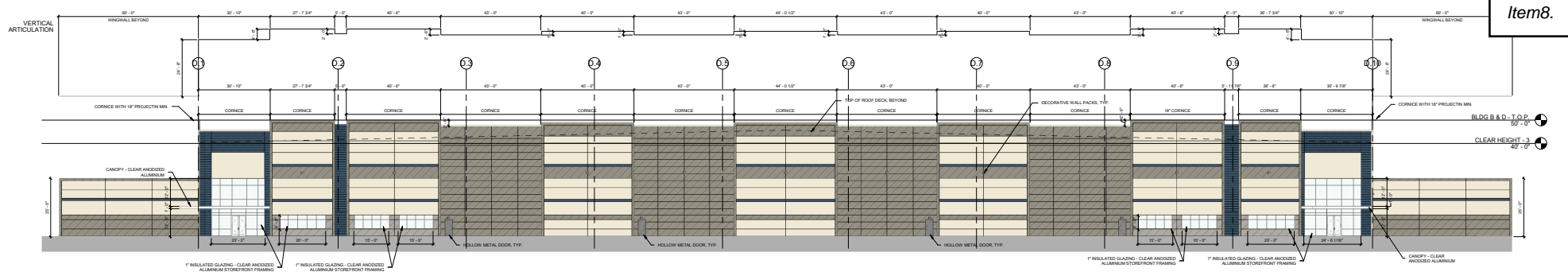
PRELIMINARY CALCULATIONS:	
-	MAXIMUM BUILDING HEIGHT: 41' - 0"
-	ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2' - 0"
-	VERTICAL ARTICULATION PROVIDED: 3' - 0"
NORTH ELEVATION:	
-	TOTAL FACADE LENGTH: 180'
-	ARTICULATION REQ'D (15% OF TOTAL LENGTH): 27'
-	TOTAL LENGTH OF VERTICAL ARTICULATION: 106'
SOUTH ELEVATION:	
-	TOTAL FACADE LENGTH: 180'
-	ARTICULATION REQ'D (15% OF TOTAL LENGTH): 27'
-	TOTAL LENGTH OF VERTICAL ARTICULATION: 106'
WEST ELEVATION:	
-	TOTAL FACADE LENGTH: 550'
-	ARTICULATION REQ'D (15% OF TOTAL LENGTH): 82.5'
-	TOTAL LENGTH OF VERTICAL ARTICULATION: 134'

#### FINISH LEGEND

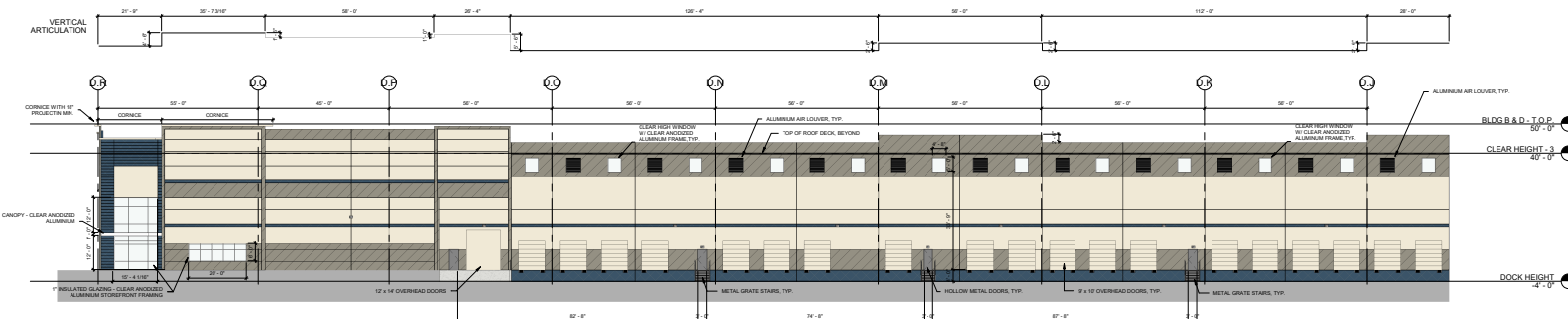
	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7044)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD



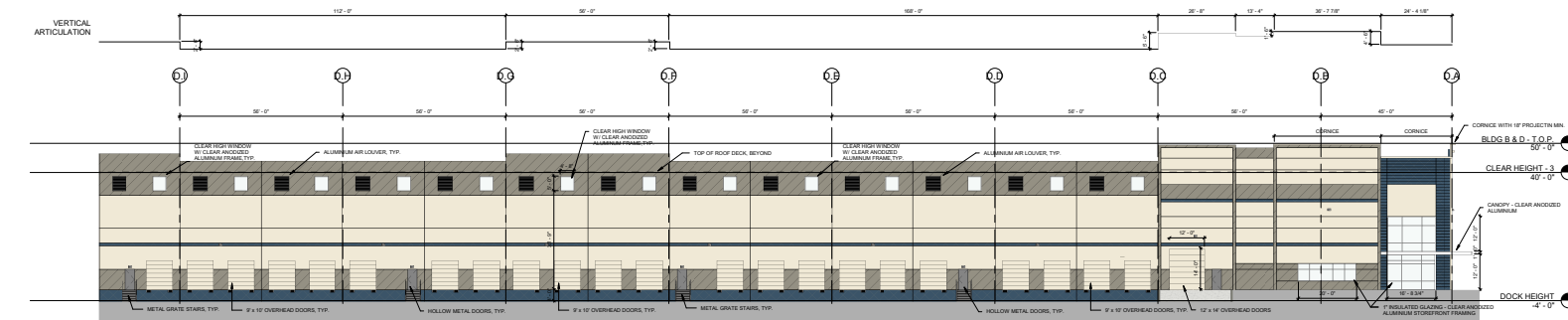
Item 8.



BLDG D - EAST ELEVATION - PRIMARY ③  
1" = 20'-0"



BLDG D - NORTH ELEVATION - SECONDARY 1 OF 2 ②  
1" = 20'-0"



BLDG D - NORTH ELEVATION - SECONDARY 2 OF 2 ①  
1" = 20'-0"

FAÇADE - SURFACE AREA CALCULATIONS

EAST ELEVATION (PRIMARY FAÇADE)

TOTAL SQUARE FOOTAGE: 26,867 SF  
TOTAL OPENINGS: 89 SF (0.33%)  
TOTAL GLAZING: 1,771 SF (6.59%)  
TOTAL CANOPY: 69 SF (0.26%)  
TILT WALL W/ 2\"/>

WEST ELEVATION (SECONDARY FAÇADE)

TOTAL SQUARE FOOTAGE: 26,867 SF  
TOTAL OPENINGS: 89 SF (0.33%)  
TOTAL GLAZING: 1,771 SF (6.59%)  
TOTAL CANOPY: 69 SF (0.26%)  
TILT WALL W/ 2\"/>

NORTH SOUTH ELEVATION (SECONDARY FAÇADE)

TOTAL SQUARE FOOTAGE: 44,989 SF  
TOTAL OPENINGS: 4,983 SF (11%)  
TOTAL GLAZING: 1,562 SF (3.43%)  
TOTAL CANOPY: 63 SF (0.14%)  
TILT WALL W/ 2\"/>

PRIMARY FAÇADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FAÇADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.a, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FAÇADE."
- 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FAÇADE."
- 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
- 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FAÇADE."

PRIMARY FAÇADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 50'-0"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2'-6"
- VERTICAL ARTICULATION PROVIDED: 2'-0"

EAST ELEVATION:

- TOTAL FAÇADE LENGTH: 624'-0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 93'-6"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 259'-4"

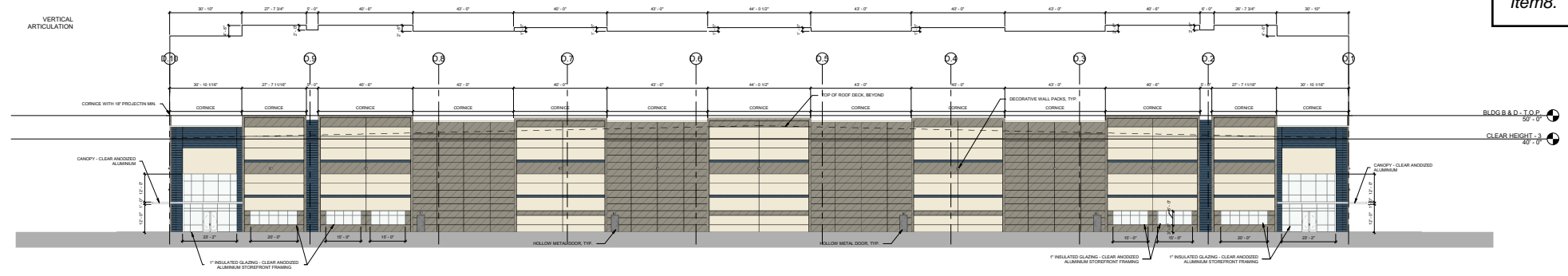
FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7044)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

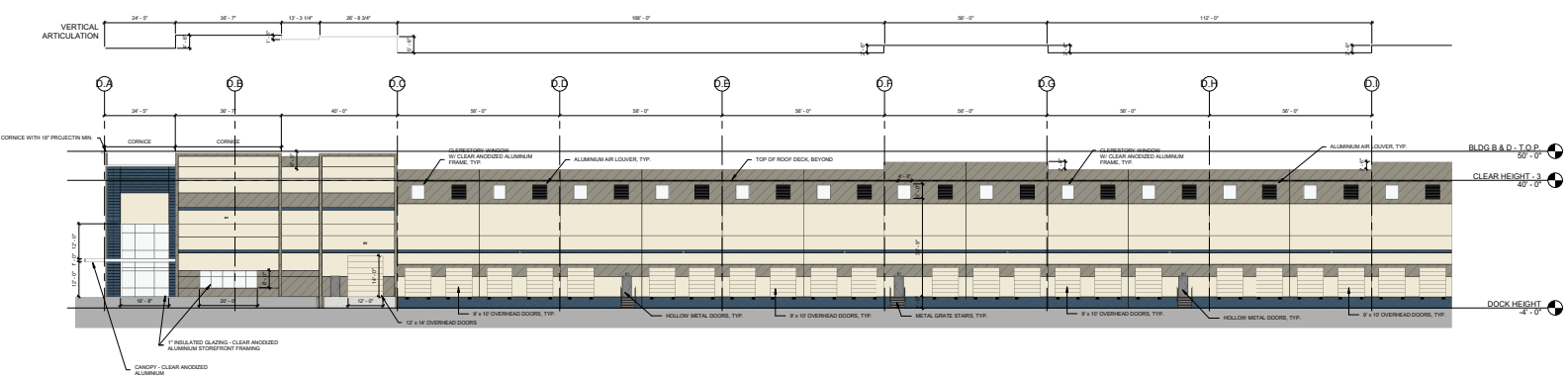
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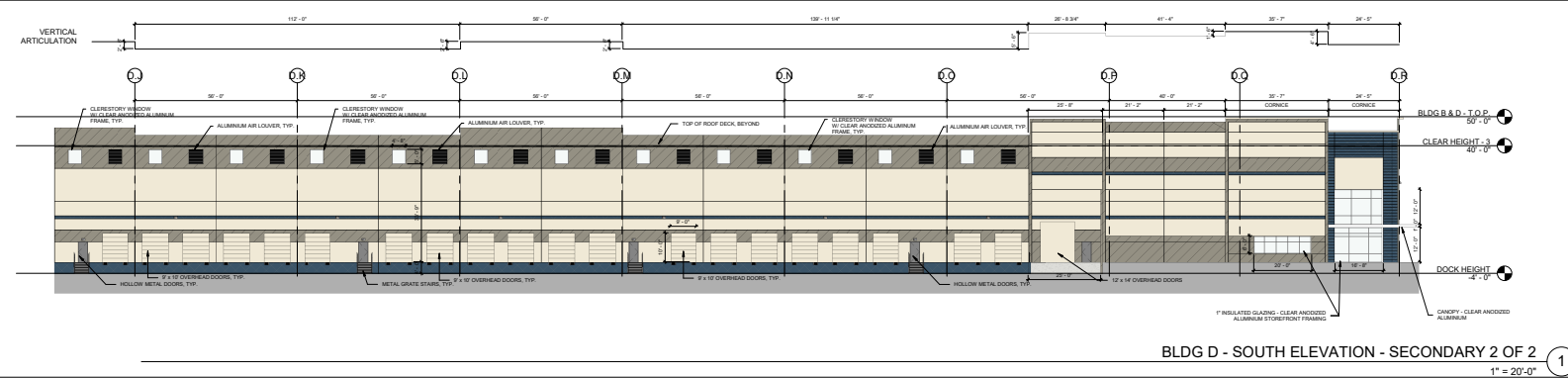
Item8.



BLDG D - WEST ELEVATION - SECONDARY  
1" = 20'-0"



BLDG D - SOUTH ELEVATION - SECONDARY 1 OF 2  
1" = 20'-0"



BLDG D - SOUTH ELEVATION - SECONDARY 2 OF 2  
1" = 20'-0"

FACADE - SURFACE AREA CALCULATIONS

EAST ELEVATION (PRIMARY FACADE)	
TOTAL SQUARE FOOTAGE:	26,867 SF
TOTAL OPENINGS:	95 SF (0.35%)
TOTAL GLAZING:	1,771 SF (6.59%)
TOTAL CANOPY:	69 SF (0.26%)
TILT WALL W/ 2" REVEALS:	24,064 SF (91.81%)
SITE APPLIED STONE:	267 SF (0.99%)
WEST ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	26,867 SF
TOTAL OPENINGS:	95 SF (0.35%)
TOTAL GLAZING:	1,771 SF (6.59%)
TOTAL CANOPY:	69 SF (0.26%)
TILT WALL W/ 2" REVEALS:	24,064 SF (91.81%)
SITE APPLIED STONE:	267 SF (0.99%)
NORTH SOUTH ELEVATION (SECONDARY FACADE)	
TOTAL SQUARE FOOTAGE:	48,698 SF
TOTAL OPENINGS:	4,840 SF (11%)
TOTAL GLAZING:	1,962 SF (4.03%)
TOTAL CANOPY:	63 SF (0.14%)
TILT WALL W/ 2" REVEALS:	39,131 SF (86%)
SITE APPLIED STONE:	0 SF (0%)

SECONDARY FACADE - FINISH NOTES

- PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW."
- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"
  - 4.4a: ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH.

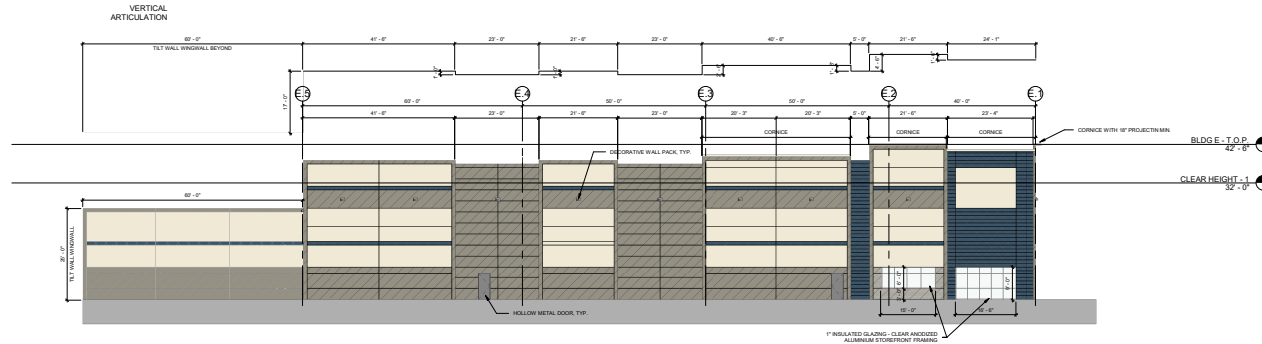
SECONDARY FACADE - ARTICULATION CALCULATIONS

- PRELIMINARY CALCULATIONS:
- MAXIMUM BUILDING HEIGHT: 52' - 0"
  - ARTICULATION RECD (5% OF BUILDING HEIGHT): 2' - 6"
  - VERTICAL ARTICULATION PROVIDED: 2' - 6"
- NORTH ELEVATION:
- TOTAL FACADE LENGTH: 929' - 0"
  - ARTICULATION RECD (15% OF TOTAL LENGTH): 139.35'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 240' - 2"
- SOUTH ELEVATION:
- TOTAL FACADE LENGTH: 929' - 0"
  - ARTICULATION RECD (15% OF TOTAL LENGTH): 139.35'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 240' - 2"
- WEST ELEVATION:
- TOTAL FACADE LENGTH: 624' - 0"
  - ARTICULATION RECD (15% OF TOTAL LENGTH): 93.6'
  - TOTAL LENGTH OF VERTICAL ARTICULATION: 259' - 4"

FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOUJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKEY BLUE (SW 7054)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

Item8.



BLDG E - EAST ELEVATION - PRIMARY

1/16" = 1'-0"

3

#### FACADE - SURFACE AREA CALCULATIONS

##### NORTH ELEVATION (PRIMARY FACADE)

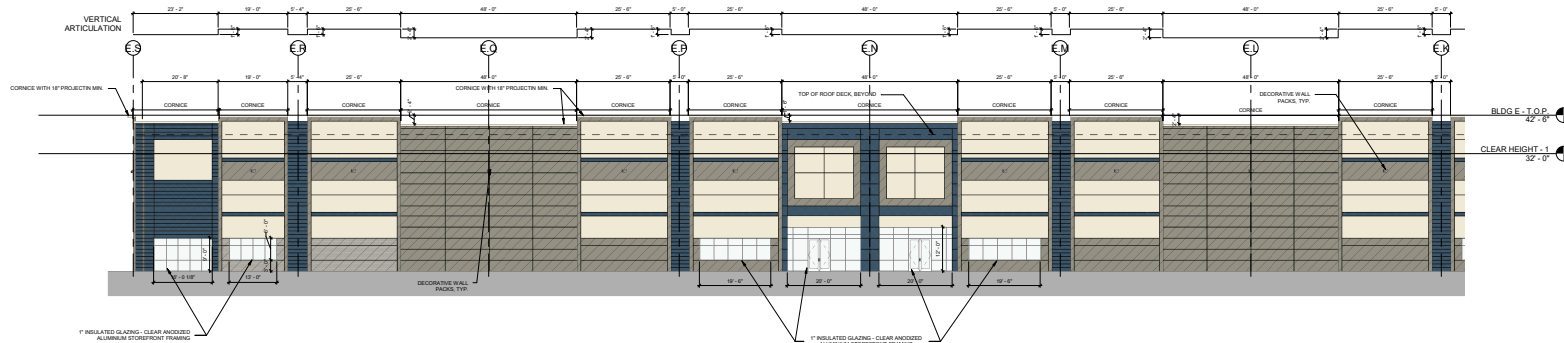
TOTAL SQUARE FOOTAGE: 34,262 SF  
TOTAL OPENINGS: 0 SF (0%)  
TOTAL GLAZING: 3,133 SF (9.14%)  
TOTAL CANOPY: 35 SF (0.1%)  
TILT WALL W/ 2" REVEALS: 30,920 SF (90.27%)  
SITE APPLIED STONE: 198 SF (0.49%)

##### SOUTH ELEVATION (SECONDARY FACADE)

TOTAL SQUARE FOOTAGE: 32,754 SF  
TOTAL OPENINGS: 2,252 SF (6.93%)  
TOTAL GLAZING: 625 SF (1.91%)  
TOTAL CANOPY: 0 SF (0%)  
TILT WALL W/ 2" REVEALS: 28,877 SF (82.06%)  
SITE APPLIED STONE: 0 SF (0%)

##### EAST/WEST ELEVATION (SECONDARY FACADE)

TOTAL SQUARE FOOTAGE: 7,787 SF  
TOTAL OPENINGS: 24 SF (0.11%)  
TOTAL GLAZING: 673 SF (8.64%)  
TOTAL CANOPY: 28 SF (0.36%)  
TILT WALL W/ 2" REVEALS: 6,814 SF (87.54%)  
SITE APPLIED STONE: 248 SF (3.18%)



BLDG E - NORTH ELEVATION - PRIMARY 2 OF 2

1/16" = 1'-0"

2

#### PRIMARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.A, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.2a: "TWO MASONRY ACCENT MATERIALS WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
- 4.2b: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE."
- 4.2c: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
- 4.2d: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FACADE."

#### PRIMARY FACADE - ARTICULATION CALCULATIONS

##### PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 0"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT): 2' - 1 1/2"
- VERTICAL ARTICULATION PROVIDED: 2' - 4"

##### NORTH ELEVATION:

- TOTAL FACADE LENGTH: 825' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 89' - 4"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 360' - 0"

##### EAST ELEVATION:

- TOTAL FACADE LENGTH: 200' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 36' - 0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 125' - 1/4"

#### FINISH LEGEND

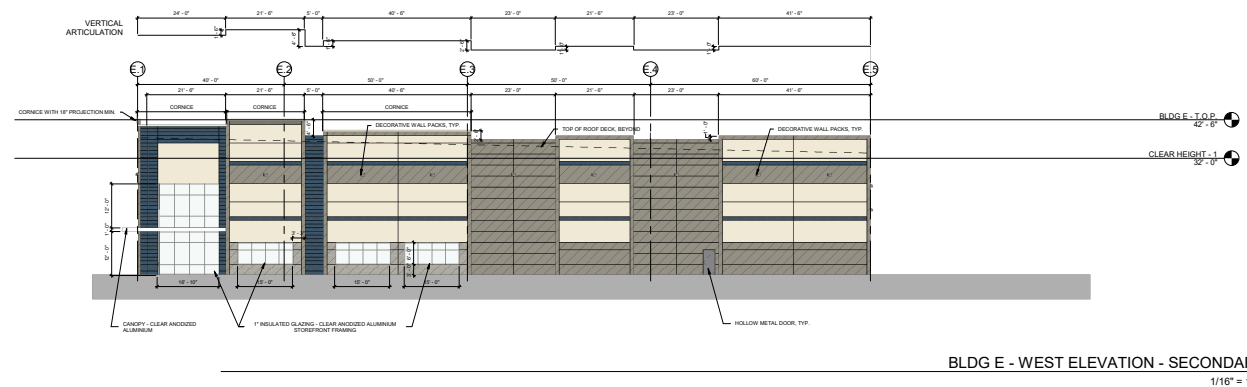
	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKY BLUE (SW 7084)
	SITE APPLIED STONEMASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

BLDG E - NORTH ELEVATION - PRIMARY 1 OF 2

1" = 20'-0"

1

Item8.



**FACADE - SURFACE AREA CALCULATIONS**

**NORTH ELEVATION (PRIMARY FACADE)**

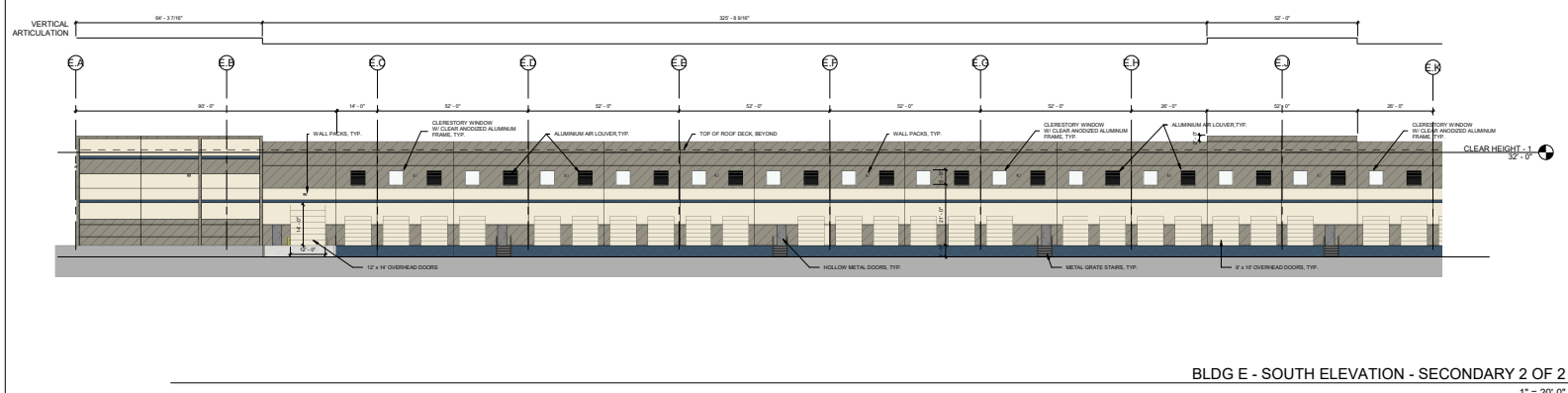
TOTAL SQUARE FOOTAGE:	1,204 SF
TOTAL OPENINGS:	8 SF (0.6%)
TOTAL GLAZING:	3,133 SF (9.14%)
TOTAL CANOPY:	36 SF (0.1%)
TILT WALL W/ 2" REVEALS:	30,920 SF (90.27%)
SITE APPLIED STONE:	168 SF (0.46%)

**SOUTH ELEVATION (SECONDARY FACADE)**

TOTAL SQUARE FOOTAGE:	22,754 SF
TOTAL OPENINGS:	5,262 SF (18.03%)
TOTAL GLAZING:	655 SF (1.91%)
TOTAL CANOPY:	0 SF (0%)
TILT WALL W/ 2" REVEALS:	25,877 SF (82.06%)
SITE APPLIED STONE:	0 SF (0%)

**EAST/WEST ELEVATION (SECONDARY FACADE)**

TOTAL SQUARE FOOTAGE:	7,787 SF
TOTAL OPENINGS:	24 SF (0.31%)
TOTAL GLAZING:	673 SF (8.64%)
TOTAL CANOPY:	28 SF (0.36%)
TILT WALL W/ 2" REVEALS:	6,814 SF (87.56%)
SITE APPLIED STONE:	248 SF (3.16%)



**SECONDARY FACADE - FINISH NOTES**

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW."

- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"
- 4.4a: "ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."

**SECONDARY FACADE - ARTICULATION CALCULATIONS**

**PRELIMINARY CALCULATIONS:**

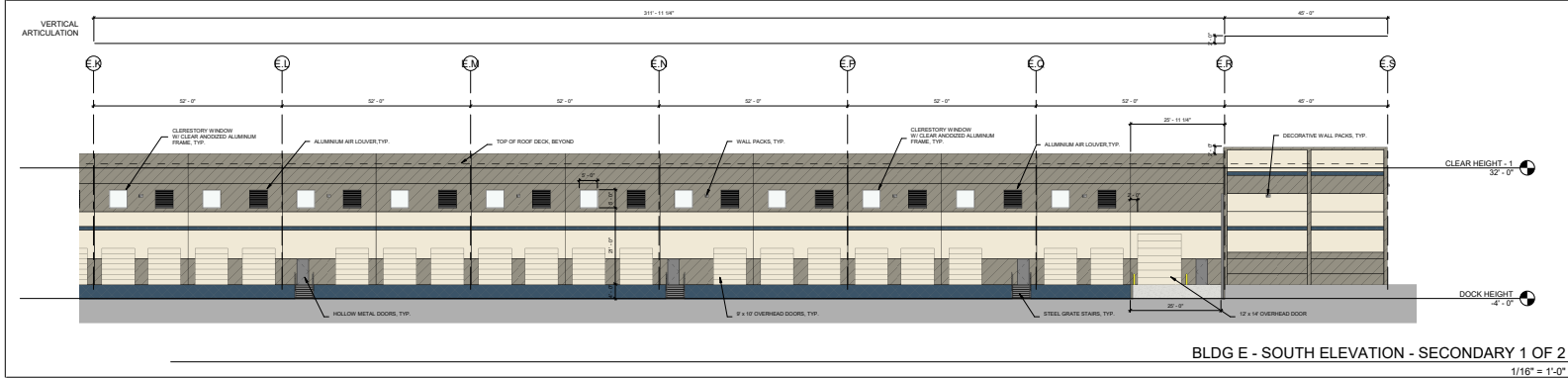
- MAXIMUM BUILDING HEIGHT: 42' - 0"
- ARTICULATION REQ'D 5% OF BUILDING HEIGHT: 2' - 1 1/2"
- VERTICAL ARTICULATION PROVIDED: 2' - 4"

**SOUTH ELEVATION:**

- TOTAL FACADE LENGTH: 825' - 0"
- ARTICULATION REQ'D 11% OF TOTAL LENGTH: 123' - 9"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 175' - 0"

**WEST ELEVATION:**

- TOTAL FACADE LENGTH: 200' - 0"
- ARTICULATION REQ'D 15% OF TOTAL LENGTH: 30'-0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 83' - 6"



**FINISH LEGEND**

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SHOUJI WHITE (SW 7042)
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: AMAZING GRAY (SW 7044)
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: SMOKY BLUE (SW 7044)
	SITE APPLIED STONE/MASONRY OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Charles H. Lee, AICP, Senior Planner

**TITLE:** STP-22-08-0044 - Site Plan Amendment - Mayfield Road Industrial (City Council District 2). Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road

**APPLICANT:** John Goode, Pacheco Koch

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Site Plan Amendment for an industrial warehouse development on 10.268 acres. Lot 1, Block A, Mayfield Road Industrial Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2902 Mayfield Road.

### PURPOSE OF REQUEST:

The purpose of the site plan amendment is to remove the trailer parking designated on the site and replace it with standard vehicular parking. The proposal provides additional landscaping islands, trees, and shrubs. The applicant intends to replace the 20 trailer parking spaces with 54 standard vehicle spaces for employees and visitors. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses with a building exceeding 50,000 square feet.

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.

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and traffic impacts associated with large warehouses, outside storage, and distribution-logistical related developments exceeding five acres in size.



## 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	Light Industrial
South	PD-239, MF-1	Undeveloped, Multi-Family Residential
West	PD-137, LI	Strip Retail, Undeveloped
East	LI	Furniture Sales

## HISTORY:

- May 4, 2021: City Council approved a Site Plan for an industrial warehouse/office development on 10.268 acres (Case Number S210405).

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The amendment proposes to eliminate the trailer parking spaces adjacent to Eagle Drive and replace them with employee and visitor parking spaces on the site. The revision from 20 designated trailer parking spaces to 54 standard vehicle spaces will result in a reduction in paving on the site and an increase in landscape islands and landscaping elements. The increase of landscaping elements will result in 5 trees and 19 shrubs.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

Development is subject to Article 6 and Appendix X Industrial Development Standards in the UDC. The table below evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements with one exception the minimum side yard requirement. The exception to the side yard requirement was granted during the previous site plan review.

**Table 2. Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	447,274	Yes
Min. Lot Width (Ft.)	100	233	Yes
Min. Lot Depth (Ft.)	150	188	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	25	20	No*
Max. Height (Ft.)	50	40	Yes
Max. Floor Area Ratio	1:1	0.41:1	Yes
Warehouse Space (Sq. Ft.)	-----	169,517	N/A
Office Space (Sq. Ft.)	-----	13,140	N/A

\*City Council granted a variance with S210405.

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Table 3 below summarizes the requirements. The site exceeds the minimum landscape area, number of trees, and number of shrubs and screening requirements. Parking will be screened utilizing 36" height berm, along with an acceptable buffer from the public right-of-way. Variances were granted regarding the truck

dock screening requirement on the previous site plan review. 98 Eastern Red Cedar trees are provided along the western property boundary as required for truck dock screening.

**Table 3. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	44,274	64,675	Yes
Trees	102	101 + 98 (199)	Yes
Shrubs	895	918	Yes
Foundation Plantings	Along primary facades	Provided plantings	Yes
Entrance Plantings	At building entrance	Provided plantings	Yes
Truck Screening	Living Screen	98 Eastern Red Cedar Trees	Yes

### *Building Materials and Design*

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

The building consists of 100% exterior masonry construction utilizing exposed concrete tilt-wall panels of varying finishes and colors in compliance with required architectural articulation requirements. The building also incorporates glass, stone, and glass facades to complement the overall architectural theme of the project. The construction styles consist of four accent materials along the vertical surface. These colors are generally earth-type tones with splashes of red and white to provide contrast. Activation features promoted are glass facades, cornice projections, and vertical/horizontal offsets. The following table summarizes the building design elements.

**Table 4. Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total	Meets
North	Secondary	Y	Y	N	Y	-	-	-	-	-	3	Yes
South	Primary	Y	Y	N	Y	-	-	-	-	-	3	Yes
West	Secondary	Y	Y	N	Y	Y	N	N	N	Y	4	Yes
East	Secondary	Y	Y	N	N	-	-	-	-	-	2	Yes

### *Parking*

The proposal meets the required total parking spaces. Based on the parking requirement calculations in Article 10, the development must provide a minimum of 68 spaces. The article also stipulates that parking cannot exceed 115 percent of the minimum required parking, and as such the applicant is proposing 132 spaces which exceed the maximum allowed.

### **VARIANCES:**

The applicant is requesting the following variances:

1. Variance to Exceed 115% of Required Parking Spaces – The applicant is requesting to exceed the maximum allowable number of parking spaces.
2. Variance to allow more than two rows of parking adjacent to a street.
3. Variance to the side yard setback. City Council already granted this variance with the original site plan (Case Number S210405).

**ANALYSIS:**

Replacing the trailer parking spaces with standard passenger vehicular spaces will eliminate the previous variance request to allow trailer parking along ROW and will result in a reduction in the amount of pavement on the site. In addition, the revision will offer additional landscaping islands with an overall increase in trees and shrubs previously provided. It is anticipated a commercial office user may occupy an increasing portion of the building, resulting in a higher employee parking demand.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval as submitted.



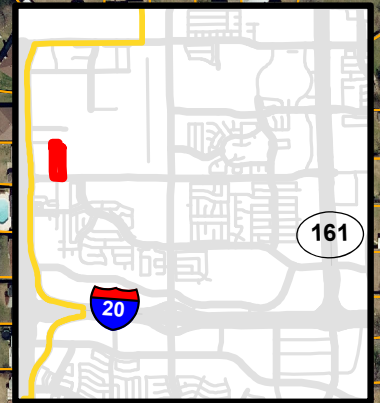
Exhibit A - Location Map  
Page 1 of 1

Item9.

Eagle Dr

Mayfield Rd

Parham Dr



**CASE LOCATION MAP**  
**STP-22-08-0044 - Site Plan**  
**Amendment**  
**Mayfield Rd Industrial**



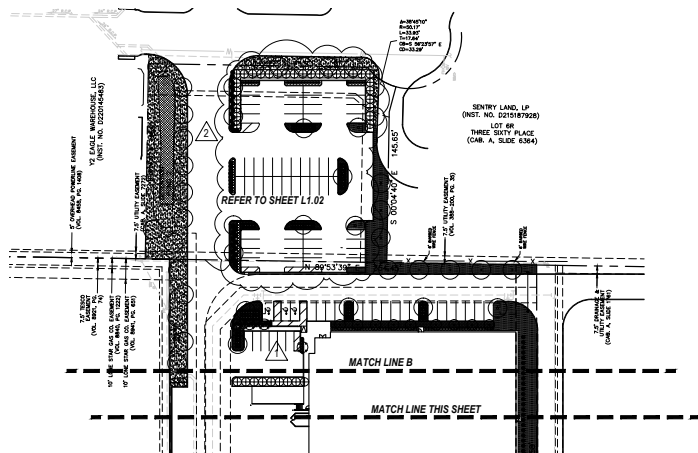
**City of Grand Prairie**  
**Development Services**

(972) 237-8255  
www.gptx.org

70







### SITE INFORMATION TABLE

BASE ZONING: LIGHT INDUSTRIAL BUILDING FOOTPRINT: 182,711 S.F.				
	REQUIREMENT	PROVIDED	MEETS	
MIN. LOT AREA (SQ. FT.)	15,000	447,274	YES	
MIN. LOT WIDTH (FT.)	100	233	YES	
MIN. LOT DEPTH (FT.)	150	188	YES	
WAREHOUSE SPACE (SQ. FT.)		189,571	N/A	
OFFICE SPACE (SQ. FT.)		13,140	N/A	
MAX. BUILDING HEIGHT (FT.)	50	40'	YES	
MAX. FLOOR AREA RATIO	0.1-1.1	380,555 (85%)	YES	
IMPERVIOUS COVERAGE (SQ. FT.)	59 (MIN), 79 (MAX)	131 (REFER NOTE*)	YES	
PARKING REQUIRED	10% OF LOT	66,730 (15%)	YES	
LANDSCAPE AREA (SQ. FT.)		N/A		
TRAILER PARKING SPACES	25'	25'	YES	
WEST SIDE YARD SETBACK	25'	25'	YES	
EAST SIDE YARD SETBACK	25'	20' (REFER NOTE*)	NO	
REAR YARD SETBACK	0'	0'	N/A	
EXTERIOR MASONRY CONTENT:	STONE & TILT WALL CONCRETE			
DUMPSTER ENCLOSURE MATERIAL:	CONCRETE TILT WALL (REFER TO ARCH. PLANS)			
2" DOMESTIC METER PROVIDED WITHIN 15' UTILITY EASEMENT AT THE SOUTHWEST CORNER				
2" IRRIGATION METER PROVIDED WITHIN 15' UTILITY EASEMENT AT THE SOUTHWEST CORNER				

### PLANT LIST

TREES					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
30	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 13' ht., 4'-5" spread min.
16	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 13' ht., 4'-5" spread min.
10	CP	Chinese Pistache	Pistacia chinensis	3" cal.	container grown, 3-5 cal. no cross caving
58	ERC	Eastern Red Cedar	Juniperus virginiana	8" ht.	BBB, full to base
24	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 13' ht., 4'-5" spread min.
9	RB	Redbud	Cercis canadensis	2" cal.	BBB, single trunk, 8' ht. min.

SHRUBS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
29	DA	Dwarf Alberta Spruce	Abies balsamea	5 gal.	container, full plant specimen
86	DTS	Dwarf Texas Sage	Leucophyllum sp. 'Lynn's Dwarf'	5 gal.	container, full plant specimen
147	DYH	Dwarf Yaupon Holly	Ilex vomitoria nana	5 gal.	container, full plant specimen
GM		Gulf Muhly	Muhlenbergia capillaris	5 gal.	container, full plant specimen
306	MFG	Manitoba Feathergrass	Nassella tenuissima	5 gal.	container, full plant specimen
154	MH	Manitoba Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, full plant specimen
154	MH	Manitoba Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, full plant specimen
38	RY	Red Yucca 'Brakeleafs'	Yucca filamentosa 'Brakeleafs'	5 gal.	container, full plant specimen
182	BVJ	Blue Vase Juniper	Juniper sp. 'Blue Vase'	5 gal.	container, full plant specimen, 5' c.

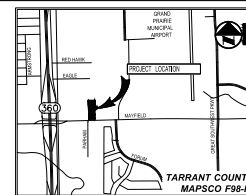
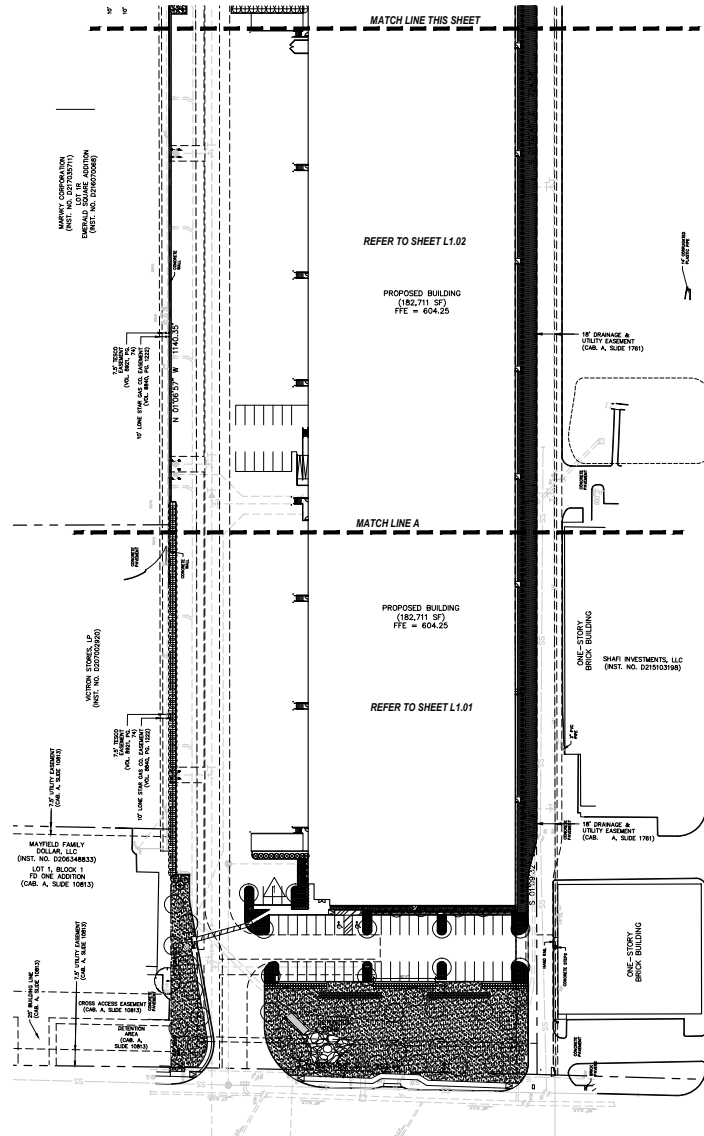
GROUNDCOVERS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2,410	WC	Wintercreeper	Euonymus fortunei coloratus	4" pots	container, (3) 12" turners min. 12" o.c.
		Common Bermuda Grass	Cynodon dactylon		solid soil, refer to notes

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 no branching within 6 feet.

### GRAPHIC PLANT LEGEND

•	BALD CYPRESS
•	LIVE OAK
•	CEDAR ELM
•	CHINESE PISTACHE
•	REDBUD
•	CRANE MYRTLE
•	EASTERN RED CEDAR
•	NELI A STEVENS HOLLY
•	NEEDLEPOINT HOLLY
•	DWARF YALPON HOLLY
•	BLUE VASE JUNIPER
•	DWARF ABELIA
•	RED YUCCA
•	GULF MUHLY
•	MEXICAN FEATHERGRASS
•	DWARF TEXAS SAGE
•	WINTERCREEPER
•	LAWN, BERBERGRASS, SOLID SOIL
•	LAWN, BUFFALOGRASS, SOLID SOIL

NO EXISTING TREES ON-SITE



VICINITY MAP  
(NOT TO SCALE)

### LANDSCAPE TABULATIONS

SITE LANDSCAPE AREA: 10% of site to be landscape area Site area: 447,274 s.f. Required: 44,727 s.f. (10%) Provided: 66,409 s.f. (14.84%) MEETS: YES		
STREET TREES / BUFFER TREES REQUIREMENTS: Requirements: (1) tree 3" cal. per 500 s.f. of required landscape area Required: (89) trees Provided: (89) trees, 3" cal. MEETS: YES		
PARKING LOT (131 spaces) Requirements: (1) tree, 3" cal. per 10 parking spaces, all trees to be within 100' of a parking space Required: (13) trees, 3" cal. Provided: (13) trees, 3" cal. MEETS: YES		
SCREENING OF PARKING Requirement: parking areas shall be screened from the roadway with a 3' tall hedge every 60' L.F. of hedge to have a 6' offset MEETS: YES		
SHRUB REQUIREMENT: Requirement: (1) 5 gal. shrub required per 50 s.f. of required landscape Required: 695 Provided: 916 seasonal plants or native grasses required: 2,628 L.F. X 1% = 27 (36) native grasses provided groundcover % = 1% IRRIGATION WILL MEET REQUIREMENTS OF UDC		

TOTAL TREES PROVIDED: 199  
Includes (5) new Cedar Elm  
added with this Site Plan Amendment

### 01 LANDSCAPE SITE PLAN

SCALE: 1" = 60'-0"



2	08.28.2022	REVISED STRIPING LAYOUT
1	12.6.2021	SIDEWALK ADDITION
NO.	DATE	REVISION
smr landscape architects, inc.		
1708 N. Griffin Street Dallas, Texas 75202 Tel: 214.871.0083 Fax: 214.871.0545 Email: smr@smr-la.com		
LANDSCAPE SITE PLAN		
MAYFIELD ROAD INDUSTRIAL		
10.268 ACRES		
MAYFIELD ROAD & PARHAM		
CITY OF GRAND PRAIRIE, TARRANT C		
DESIGN	DRAWN	DATE
BDA	BDA	5.18.2021
SCALE	NOTES	FILE
1"=60'		
L1.00		

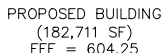
OWNER  
CLARION PARTNERS  
c/o MAJESTIC REALTY CO.  
5400 LBJ FREEWAY, SUITE 100  
DALLAS, TX 75240  
CONTACT: AL SORRELS  
P: 972-232-3760  
E: asorrels@majesticrealty.com

ENGINEER  
ASHLEY REYNOLDS  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD  
SUITE 1400  
DALLAS, TX 75231  
P: 972-235-3031  
E: areynolds@pkce.com

ARCHITECT  
JOHN THOMPSEN  
COMMERCE CONSTRUCTION LP  
13191 CROSSROADS PARKWAY NORTH  
6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
P: 962-948-4376  
E: jthompse@commerceclp.com

STP-22-08-0044

MAYFIELD ROAD INDUSTRIAL



ONE-STORY  
BRICK BUILDING

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.

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.

2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

1. Fine grade areas to achieve final contours indicated on civil plans.

2. Asphalt concrete and concrete drainage away from buildings. Provide curbing rounding at top and bottom of drainage and other breaks in grade. Irregularities and areas where water may seep.
3. All lawn areas to receive sod and sod be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported laptop to be native, frable sod from the region, know as both and sod, free from clumps, qiy, toxic substances, rocks, debris, vegetation, ston, containing no salt and black or brown in grade.
5. All lawn areas to be fine grain, irrigation hrenches 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, slicks, concrete sods, etc. shall be removed prior to placing laptop and any lawn installation.
7. Contractor shall provide [1"] one inch of imported laptop on all areas to receive lawn.

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

2. Adjust contractors to achieve positive drainage away from buildings. Provide drainage for roof and bottom of slopes and other breaks in grade. Control compaction and erosion where water may drain.
3. All lawn areas to be seeded and sod to be laid in a maximum of 7" 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 exposed areas to a maximum of 18" above the grade. Top dress joints by hand with topsoil to blend edges.
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 be limited to: mowing, watering, weeding, cultivating, fertilizing and controlling for lawn areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf lawn and shall provide replacement from local supply if necessary.
10. Final seed counts between September 1 and March 1. All areas to be seeded shall follow Winter Joints, at a rate of 11 pounds per one thousand (1100) sq. ft.

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.

2. Contractor shall **scarify**, **seal**, **allow** **areas** **are** **to** **be** **hydroseeded** **to** **a** **minimum** **depth** **of** **4** **inches** **to** **protect** **and** **hydroseed** **installation**.
3. Bermsteads **used** **shall** **be** **cut** **with** **hedge** **and** **trimmed** **line** **grass** **seed** **and** **mulch** **to** **be** **of** **its** **original** **unopened** **condition**, **and** **shall** **meet** **Texas** **State** **Law** **requirements**.
4. **Filter** **shall** **be** **one** **hundred** **(100%)** **permeable** **Wool** **Celulose** **Fiber**, **delivered** **to** **the** **site** **in** **its** **original** **unopened** **condition**. **Common** **or** **equal**.
5. **Filter** **Shall** **be** **delivered** **to** **the** **site** **in** **its** **original** **unopened** **condition**, **and** **shall** **be** **of** **the** **same** **type** **as** **delivered** **to** **the** **site** **by** **Terra-Tec** **Company**, **as** **manufacturer** **by** **Growers**, **Inc.**, **or** **equal**.
6. **Hydroseed** **with** **Bermsteads** **seed** **at** **a** **rate** **of** **two** **(2)** **ponds** **per** **one** **thousand** **(1000)** **square** **feet**.
7. **Use** **a** **4x6** **feet** **board** **across** **at** **each** **area**.
8. **Installation** **periods** **from** **September** **1st** **and** **April** **1st** **all** **hydroseed** **areas** **to** **be** **in** **field** **between** **at** **a** **rate** **of** **four** **(4)** **ponds** **per** **one** **thousand** **(1000)** **square** **feet**. **Contractor** **shall** **be** **required** **to** **hire** **hydroseed** **contractor** **to** **be** **the** **following** **periods** **of** **time**.
9. **In** **event** **the** **depth** **is** **not** **adequate** **due** **to** **the** **year** **of** **the** **installation**, **it** **shall** **be** **the** **responsibility** **of** **the** **contractor** **to** **adjust** **existing** **grass**, **bag** **sidings**, **and** **scarify** **shall** **be** **a** **year** **of** **the** **year** **of** **the** **per** **management** **Team** **grass** **installation**.
10. **All** **lawn** **areas** **are** **to** **be** **hydroseeded**, **shall** **have** **one** **hundred** **(100%)** **percent** **coverage** **prior** **to** **final** **acceptance**.
11. **Contractor** **must** **maintain** **all** **lawn** **areas** **until** **final** **acceptance**. **This** **shall** **include** **but** **not** **be** **limited** **to** **watering**, **weeding**, **weed** **control**, **chaining**, **and** **maintaining** **and** **keep** **all** **lawn** **areas** **in** **good** **condition**. **This** **shall** **include** **but** **not** **be** **limited** **to** **watering**, **weeding**, **weed** **control**, **chaining**, **and** **maintaining** **and** **keep** **all** **lawn** **areas** **in** **good** **condition**. **This** **shall** **include** **but** **not** **be** **limited** **to** **watering**, **weeding**, **weed** **control**, **chaining**, **and** **maintaining** **and** **keep** **all** **lawn** **areas** **in** **good** **condition**.
12. **Contractor** **shall** **guarantee** **installation** **of** **an** **acceptable** **all** **lawn** **and** **shall** **provide** **replacement** **from** **local** **supply** **as** **needed**.

1. Installation of Drainfield Mix to be performed by hydro-seeding.

2. Final grades be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
3. Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.
4. Seed mix available from Native American Seed:  
1 800 728 4093.

QUANTITY
PLANT TYPE

TREES	
TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CM	Cree Myrtle 'Red'
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak
RB	Redbud

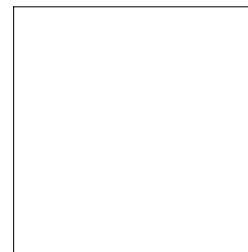
TYPE	COMMON NAME
DA	Dwarf Abelia 'Edward & Mary Taylor'

DTS	Dwarf Texas Sage
DYH	Dwarf Yaupon Holly
GM	Gulf Muhly
MFG	Mexican Feathergrass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens
RY	Red Yucca 'Brake'

TYPE	COMMON NAME
WC	Wintercreeper


 BALD CYPRESS  
 LIVE OAK  
 CEDAR ELM  
 CHINESE PISTACHE  
 REDBUD  
 CREPE MYRTLE  
 EASTERN RED CEDAR  
 NELLIE R. STEVENS HOLLY  
 DWARF YAUPOIN HOLLY  
 BLUE VASE JUNIPER  
 DWARF ARALIA  
 RED YUCCA  
 GOLF MULLY  
 MEXICAN FEATHERGRASS  
 DWARF TEXAS SAGE  
 WINTERCREEPER  
 LAWN, BERMGDGRASS, S.  
 LAWN, BUFFALOGRASS, S.

NO EXISTING TREES ON-SITE



01 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



1	12.6.2021	SIDEWALK ADDITION			
NO.	DATE	REVISION			
		1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0083 Fax 214.871.0545 Email smr@smr-la.com			
<h1>LANDSCAPE PLAN</h1> <h2>MAYFIELD ROAD INDUSTRIAL</h2> <h3>10.268 ACRES</h3> <h2>MAYFIELD ROAD &amp; PARHAM</h2> <h2>CITY OF GRAND PRAIRIE, TARRANT C</h2>					
DESIGN	DRAWN	DATE	SCALE	TARRANT C	<div style="background-color: #cccccc; padding: 10px; text-align: center; font-size: 2em; font-weight: bold;">73</div>
BDA	BDA	5.18.2021	1"=30'		
					L1

STP-22-08-0044

**L1.01**









## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Dana Woods, AICP, Senior Planner

**TITLE:** CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 10.98 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

**APPLICANT:** Jennifer Burns, DHI Communities

**RECOMMENDED ACTION:** Staff is unable to support the request because a portion of the proposed development is inconsistent with the FLUM. Staff notes though, that the proposed multi-family portion is allowed per the existing zoning.

*Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

### SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential on 10.98 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr.

### Project Update:

On September 26, 2022, the Planning and Zoning Commission tabled this item. Upon resubmittal of the accompanying zoning change/concept plan, the following items were changed:

- Townhomes were removed from the plan due to current market conditions.
- The Single Family Zero Lot Line product replaced the townhomes.

- The Single Family Zero Lot Line dimensional requirements were revised to reduce variances and increase lot sizes.

## **PURPOSE OF REQUEST:**

The applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 200 Single Family Zero Lot Line homes and 261 Multi-Family residential units. This request is for a change from Mixed Residential to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed development.

The Mixed Residential Use designation is intended for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. These types of developments blend a variety of housing types but can also serve as a transition between neighborhoods with different densities. The following are policies to guide mixed residential areas:

- They should be integrated into mixed use areas.
- Can serve as a transition between areas of neighborhoods with different densities.
- Should be located near neighborhood retail and services.
- Should be pedestrian oriented.

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 following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

## **HISTORY:**

- Concurrently: Zoning Change/Concept Plan for Development (PD) District for 200 Single Family Zero Lot Line homes and 261 Multi-Family residential units on 65.672 acres (Case Number ZON-22-05-0015).

## **ANALYSIS:**

On Tuesday, August 17, 2021, the City of Grand Prairie City Council adopted the Housing Analysis Policy and Guidelines. The policy states that all future residential development shall conform with policy guidelines. The proposed development aligns with the following guidelines:

- New housing should be appropriate to the context of its surroundings and compatible with the form and density of adjacent residential development. This housing should also be easily accessible by vehicle, bicycle, and walking to services and amenities.

- Amenities should include public parks, public trails, schools, libraries, community centers, other public resources, areas of multi-sector employment, retail, restaurants, grocery stores, or other similar resources.
- No one housing type should constitute a disproportionate share of new housing construction. No substantial “gaps” in the city’s housing profile should exist and development should be incentivized where it fills an area of housing need without unduly concentrating a particular housing type. While new housing construction should align with market demand, a high concentration of a single type of housing can create or worsen economic disparities, can lead to rapid population growth or decline based on demographic changes over time, and produce a vicious cycle of neglect and disinvestment over time with no corresponding mechanism for incremental reinvestment over multiple generations.

As noted, the applicant wishes to change the existing zoning to a Planned Development District to accommodate multiple residential housing types. The proposed zoning includes a portion of the site being used for Single Family Zero Lot Line residential which aligns with the FLUM. The proposed Multi-Family zoning does not align with the FLUM.

**RECOMMENDATION:**

Staff is unable to support the request because it is inconsistent with the FLUM. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city’s comprehensive plan.*





Exhibit A - Location Map  
Page 1 of 1

Item 10.







## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Dana Woods, AICP, Senior Planner

**TITLE:** ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line and Multi-Family and a Concept Plan depicting 461 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

**APPLICANT:** Jennifer Burns, DHI Communities

**RECOMMENDED ACTION:** Staff is unable to fully support the development because the multi-family portion of the request does not align with the Mixed Residential Designation of the Future Land Use Map (FLUM).

*Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

### SUMMARY:

Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line and Multi-Family Concept Plan depicting 461 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr.

### Project Update:

On September 26, 2022, the Planning and Zoning Commission tabled this item. Upon resubmittal the following items were changed:

- Townhomes were removed from the plan due to current market conditions.
- The Single Family Zero Lot Line product replaced the townhomes.
- The Single Family Zero Lot Line dimensional requirements were revised to reduce variances and increase lot sizes.

### **PURPOSE OF REQUEST:**

The applicant wishes to rezone the subject parcels from PD-265A to allow 200 Single Family Zero Lot Line homes, and 261 Multi-Family residential units.

### **ADJACENT LAND USES:**

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

**Table 1. Adjacent Zoning and Land Use**

Direction	Zoning	Existing Use
North	Planned Developments (PD 231 and 231C)	Residential (Cimarron Estates)
South	Planned Development (PD-353)	Residential (Winding Creek)
West	PD-83	Residential (Forum Village SW)
East	Planned Development (PD-377)	Vacant and Multi-Family (Copeland)

### **HISTORY:**

- August 1, 2000: City Council approved Planned Development No. 265 for Single Family, Multi-Family, and General Retail uses (Case Number Z000103).
- September 15, 2015: City Council approved an amendment to Planned Development District No. 265, transferring 336 of the available 600 multi-family dwelling units to Planned Development District No. 353 (Case Number Z150903).

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

The applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 200 Single Family Zero Lot Line homes and 261 Multi-Family residential units. The development includes approximately 30 acres of nature preserve which includes floodplain and an electrical easement. A shared trail system is incorporated into the open space for the entire development.

The Concept Plan depicts tract one which extends south around the Multi-Family development with 200 Single Family Zero Lot Line homes that propose 32 ft. lot width with a ten ft. side yard. Tract 2 includes a Multi-Family development with 261 units.

An ornamental fence with masonry columns is proposed along Forum Drive with a wooden screening fence along the existing west side of the property.

### **CONFORMANCE WITH THE 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 Future Land Use Map (FLUM) designates this location as Mixed Residential for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. The Single Family Zero Lot Line on Tract 1 aligns with the FLUM. The FLUM for the Multi-Family tract must change from Mixed Residential to High Density Residential which has densities between 12 and 20 dwelling units per acre. This change is proposed in the accompanying Comprehensive Plan Amendment (Case Number CPA-22-07-0008).

## ZONING REQUIREMENTS:

The applicant is proposing Single Family Zero Lot Line (SF-Z) and Multi-Family Three (MF-3) as base zoning districts for this development. The tables below compare the standards for these districts found in the Unified Development Code (UDC) to those that are proposed.

### *Density and Dimensional Requirements*

The following table provides a comparison between the Single Family-Zero Lot Line (SF-Z) Residential District and the proposed density and dimensional requirements.

**Table 2. Single-Family SF-Z Density and Dimensional Requirements**

Standard	UDC SF-Z Appendix W	Tract 1 Proposed	Complies
Total Number of Dwelling Units	N/A	200	N/A
Maximum Density (DU/AC)	8.7	3.7	Yes
Min. Lot Area (Sq. Ft.)	5,000	3,648	Variance
Min. Lot Width (Ft.)	50 (UDC) 65 (App. W)	32	Variance
Min. Lot Depth (Ft.)	100	102	Yes
Min. Front Yard on Street (Ft.)	25	25	Yes
Min. Front Yard on Mews (Ft.)	N/A	20	N/A
Min. Side Yard (Ft.)	0/10	5/5* or 0/10	Var.*/Yes
Min. Side Yard on Street (Ft.)	15	15	Yes
Min. Rear Yard (Ft.)	10	10	Yes
Min. Rear Entry Garage Door Setback	20	20	Yes
Maximum Height (Ft.)	25	30	Variance
Minimum Living Area (Sq. Ft.)	1,400	1,400	Yes
Maximum Lot Coverage (%)	40%	40%	Yes
Fence along Forum Street	6 Ft. Wrought Iron w/ Masonry Columns	✓ Front facing street Otherwise,	Yes



**Table 3. Multi-Family Three Density and Dimensional Requirements**

Standard	UDC and Appendix W	Tract 2 Proposed	Complies
Total Number of Dwelling Units	N/A	261	N/A
Max. Density (DU/AC)	26	24	Yes
Min. Lot Area (Sq. Ft.)	12,000	478,289	Yes
Min. Lot Width (Ft.)	100	620	Yes
Min. Lot Depth (Ft.)	120	720	Yes
Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	30	30	Yes
Maximum Height (Ft.)	60	60	Yes
Minimum Living Area (Sq. Ft.)	600	650	Yes
Maximum % Single Bed Units	60%	60%	Yes
Fence along Street	Wrought Iron w/	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

*Parking Requirements*

The Article 10 of the Unified Development Code (UDC) specifies the following:

**Table 4. Single-Family-Zero Lot Line Parking Requirements\***

Standard	Appendix W (UDC)	Tract 3 Proposed	Compliance
2 Garage Parking spaces (non-stacked)	2 per unit	2 per unit	Yes
Guest Parking* (1 space per 5 units)	1 space per 5 units*	2 per unit 20' rear driveways	Yes

\*Due to proposed lot width, staff recommends 1 guest space per 5 units. Also note that 50 Ft. ROW provides for on street parking.

**Table 5. Multi-Family (MF-3) Parking Requirements**

Standard	Article 10 / UDC	Tract 2 Provided	Meets
1.25 Parking Spaces/One-Bedroom	135 units - 169	200	Yes
2 Parking Spaces/Two-Bedroom-Three-Bedroom	126 units - 252	257	Yes
Total Multi-Family Parking Spaces	421	457	Yes
Guest Parking 10%	42	42	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

**VARIANCES:**

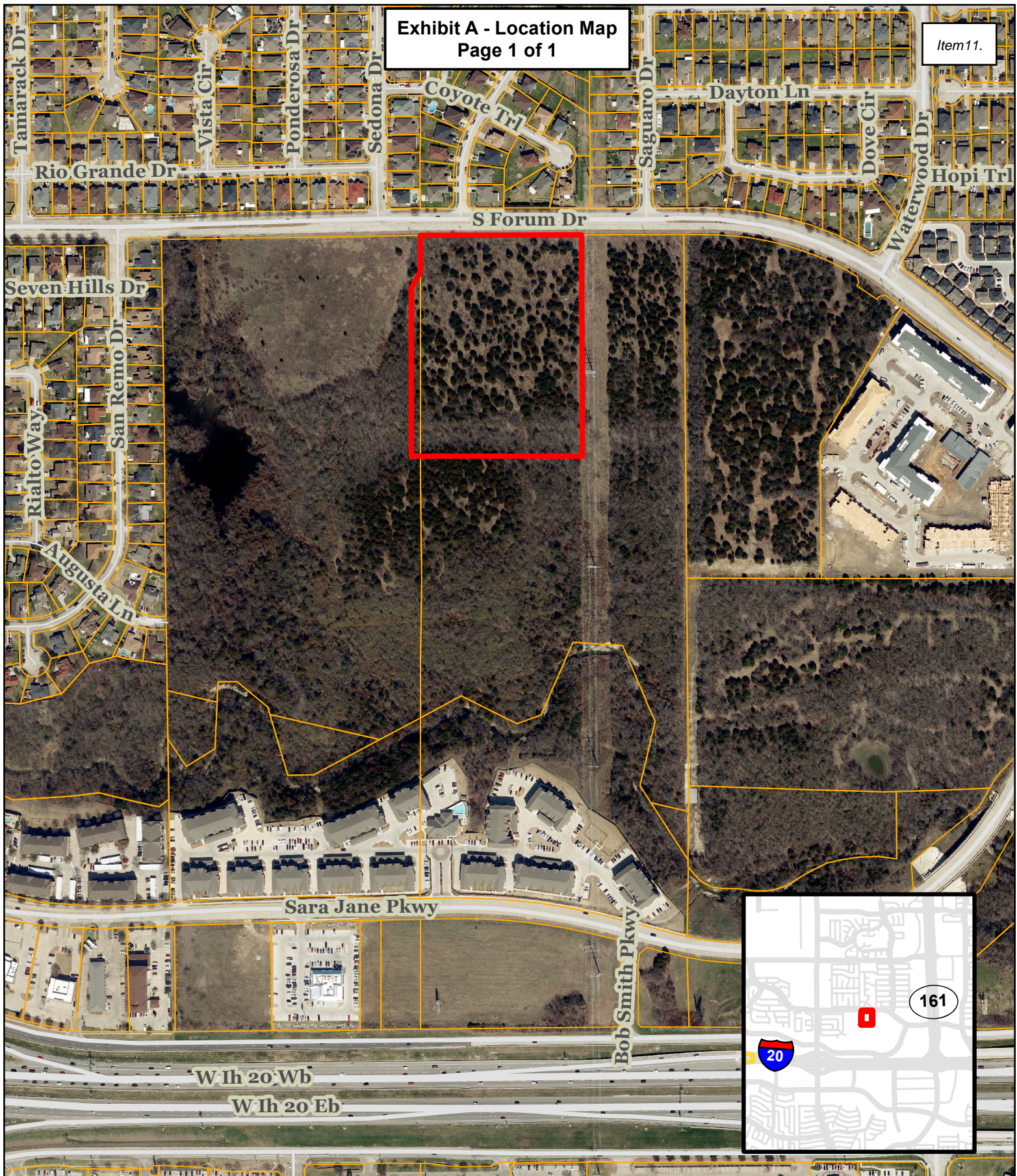
1. Minimum Lot Area for Single Family Zero Lot Line: The UDC requires 5,000 sq. ft. and 3,648 sq. ft. is proposed.
2. Minimum Lot Width for Single Family Zero Lot Line: The UDC requires 50 ft. where 32 ft. is proposed.
3. Minimum Side Yard for Single Family Zero Lot Line: The UDC requires 0 and 10 ft. where 5 ft. on both sides is proposed for most units.
4. Maximum Height for Single Family Zero Lot Line: The UDC limits height to 25 ft. where a maximum of 30 ft. is proposed.

**RECOMMENDATION:**

Staff is unable to fully support the development because the multi-family portion of the request does not align with the Mixed Residential Designation of the Future Land Use Map (FLUM). Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

Should the Planning and Zoning Commission recommend approval of this request, staff recommends requiring 0/10 ft. side setbacks because a 10 ft. side yard provides more usable space for future residents than a 5 ft. setback on either side of the house.





**Exhibit A - Location Map**  
Page 1 of 1

Item 11.





Exhibit B - Concept Plan  
Page 1 of 1

Item 11.



TRACT - 1 (+/-54.6 Acre): SF Zero Lot Line Density and Dimensional Requirements

Standard	Article 5 and (SF-3)	Proposed	Compliance
Total Number of Dwelling Units	N/A	200	N/A
Max. Density (DUA)	8.7	3.7	Yes
Min. Living Area (Sq. Ft.)	1,400	1,400	Yes
Min. Lot Area (Sq. Ft.)	5,000	3,648	Variance
Min. Lot Width (Ft.)	500 (UDC)	32 FT	Variance
Min. Lot Depth (Ft.)	100	102	Yes
Min. Front Yard on Street (Ft.)	25	25	Yes
Min. Front Yard on Mews (Ft.)	N/A	20	N/A
Min. Side Yard (Ft.)	0/10	5/5 or 0/10	Yes
Min. Side Yard on Street (Ft.)	15	15	Yes
Min. Rear Yard Setback (Ft.)	10	10	Yes
Min. Rear Entry Garage Door Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	30	Variance
Max. Lot Coverage (%)	40%	40%	Yes
Fencing Along Street	Wrought Iron w/ Masonry Columns	If building facing street: 6' Wrought Iron w/Masonry Columns; If building/alley backing/sliding street: 6' masonry wall w/Masonry Columns	Yes

TRACT - 1: SF Zero Lot Line Parking Requirements

Standard	Appendix W (UDC)	Proposed	Compliance
2 Garage Parking spaces (units with 1 or > 2 bedrooms)	2 per unit	2 per unit	Yes
Guest Parking (1 space per 5 units)	1 per 5 units	2 per unit (20' driveways)	Yes

TRACT - 2 (+/-11 Acre): Multi-Family (MF-3) Density and Dimensional Requirements

Standard	UDC and Appendix W	Tract-2 MF-3	Complies
Min. Lot Area (Sq. Ft.)	12,000	478,289	Yes
Min. Lot Width (Ft.)	100	620	Yes
Min. Lot Depth (Ft.)	120	720	Yes
Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	30	30	Yes
Maximum Height (Ft.)	60	60	Yes
Maximum Density (DU/AC)	25	24	Yes
Minimum Living Area (Sq. Ft.)	600	650	Yes
Maximum % Single Bed Units	60%	60%	Yes
Fence along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

TRACT - 2: Multi-Family (MF-3) Parking Requirements

Standard	Article 10 / UDC	Provided	Meets
1.25 Parking Spaces/One Bedroom	135 units - 169	200	Yes
2 Parking Spaces/Two & Three-Bedroom	126 units - 252	257	Yes
Total Multi-Family Parking Spaces	421	457	Yes
Guest Parking 10%	42	42	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

PLANNING AND LANDSCAPE ARCHITECTURE

PLANNER: M. BREEDING, PLA | XBREEDING@STRANDAE.COM | 979-324-8772

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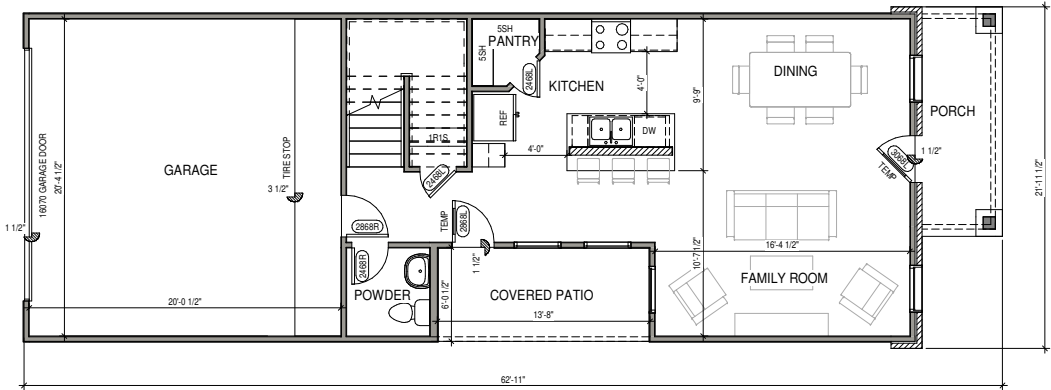
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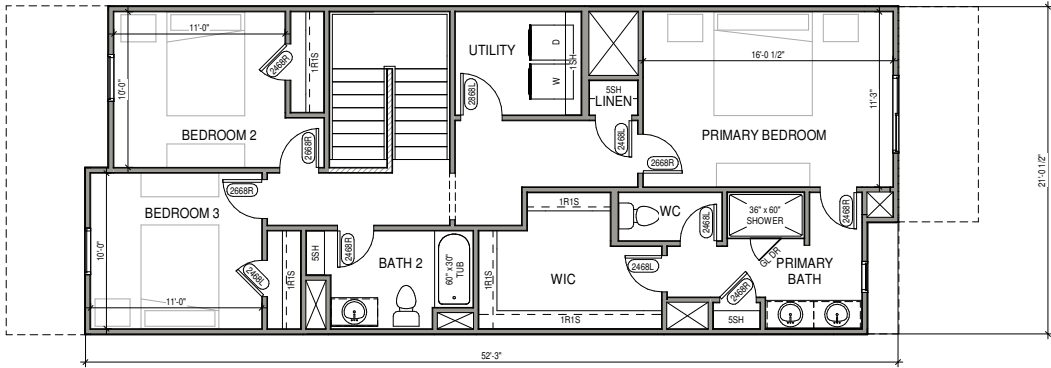
± 65.6 ACRES OF LAND  
**GRAND PRAIRIE**  
**+/-65 ACRE TRACT**  
CONCEPT PLAN

prepared for  
**D.R. HORTON**  
*America's Builder*





1 SCHEMATIC PLAN - 1ST FLOOR  
1/8" = 1'-0"



2 SCHEMATIC PLAN - 2ND FLOOR  
1/8" = 1'-0"

22 FT WIDE - 1698 SQ FT



SCHEMATIC FLOOR PLAN

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ELEVATION F



ELEVATION G

22 FT WIDE - 1698 SQ FT

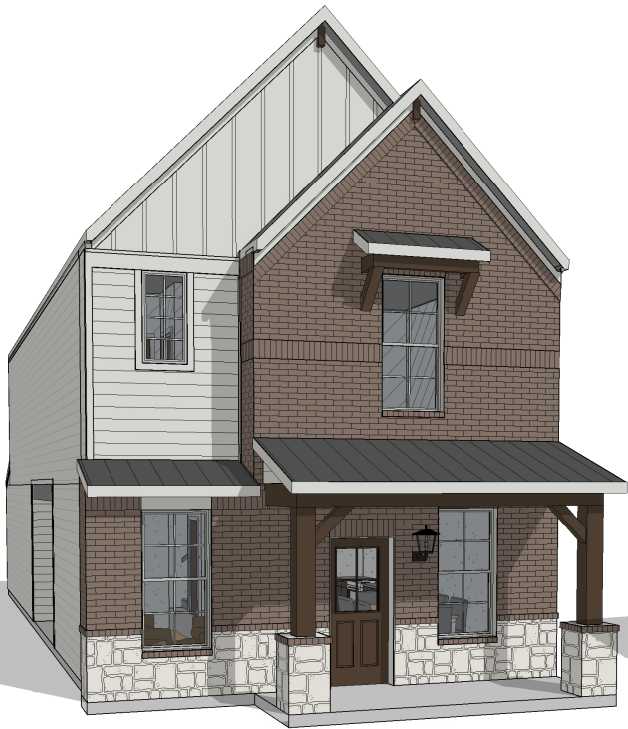
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SCHEMATIC ELEVATIONS

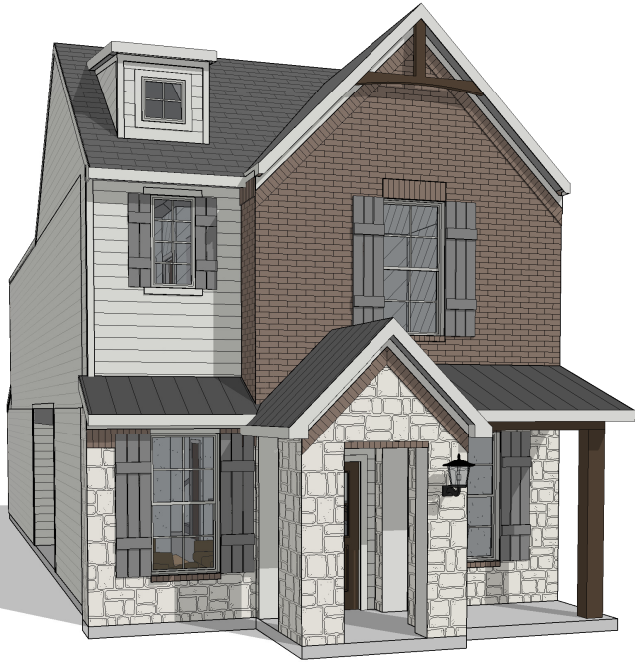
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FORUM



ELEVATION A



ELEVATION B

22 FT WIDE - 1698 SQ FT

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SCHEMATIC PERSPECTIVES

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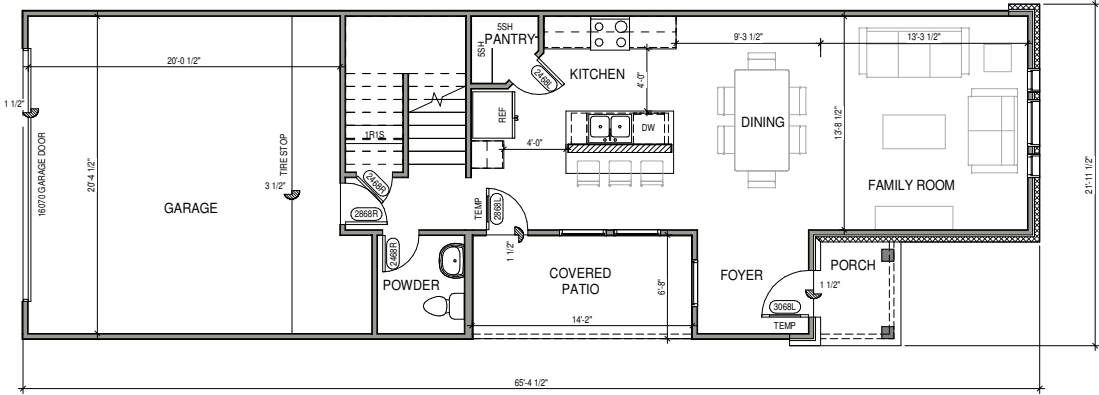


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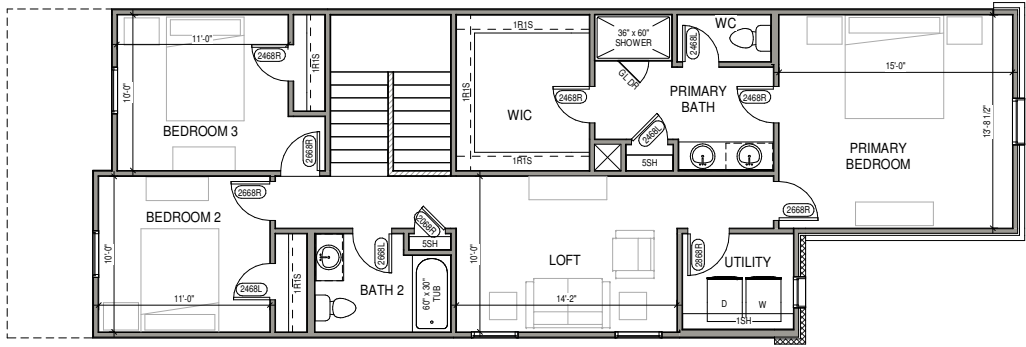
Exhibit C - Building Elevations  
Page 4 of 18

Item 11.



1 SCHEMATIC PLAN - 1ST FLOOR

1/8" = 1'-0"



2 SCHEMATIC PLAN - 2ND FLOOR

1/8" = 1'-0"

22 FT WIDE - 1834 SQ FT



SCHEMATIC FLOOR PLANS

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ELEVATION F



ELEVATION G

22 FT WIDE - 1834 SQ FT



SCHEMATIC ELEVATIONS

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Exhibit C - Building Elevations  
Page 6 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1834 SQ FT

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SCHEMATIC PERSPECTIVE

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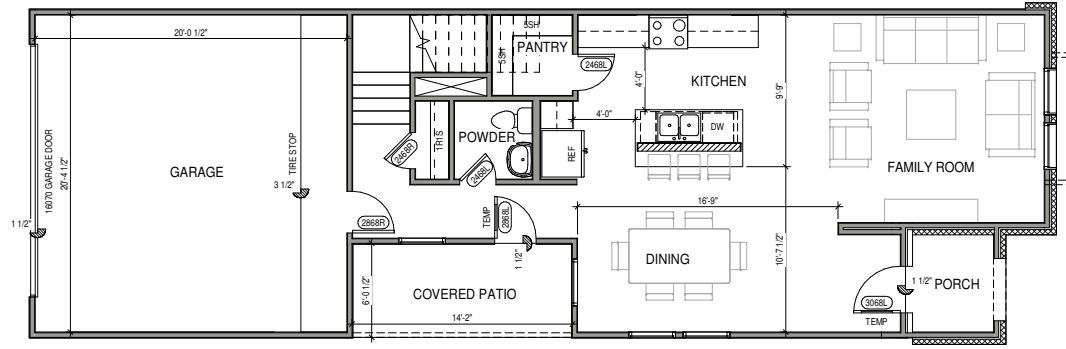
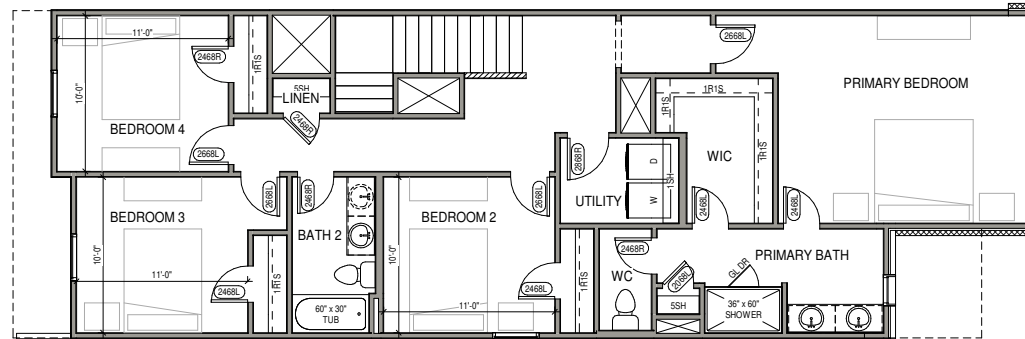
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$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

## 22 FT WIDE - 2019 SQ FT

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## SCHEMATIC FLOOR PLAN

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STRAND 2217230

Exhibit C - Building Elevations  
Page 8 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 2019 SQ FT



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Exhibit C - Building Elevations  
Page 9 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 2019 SQ FT

STRAND

PERSPECTIVES

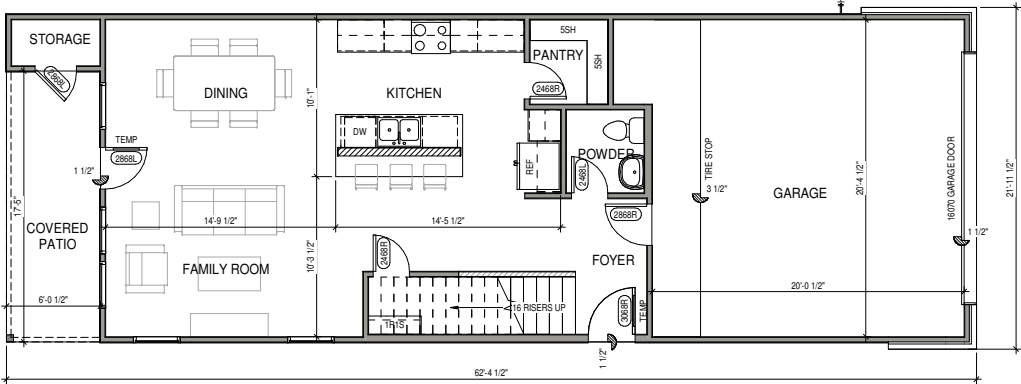
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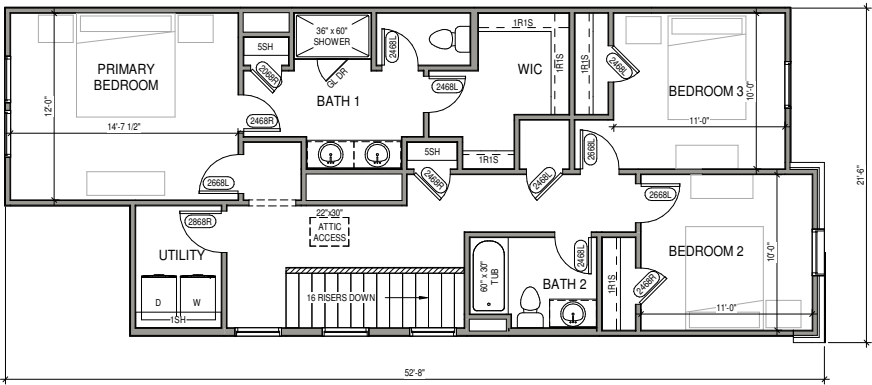
Exhibit C - Building Elevations  
Page 10 of 18

Item 11.



1 SCHEMATIC FIRST FLOOR

1/8" = 1'-0"



2 SCHEMATIC SECOND FLOOR

1/8" = 1'-0"

22 FT WIDE - 1711 SQ FT

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SCHEMATIC FLOOR PLANS

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Exhibit C - Building Elevations  
Page 11 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1711 SQ FT

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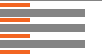
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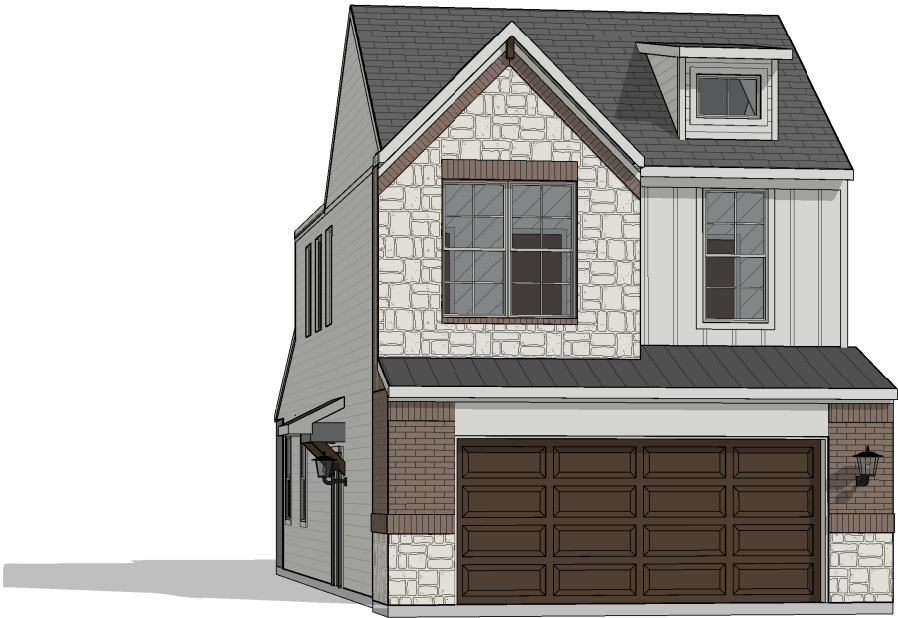
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Exhibit C - Building Elevations  
Page 12 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1711 SQ FT



FORUM

PERSPECTIVES

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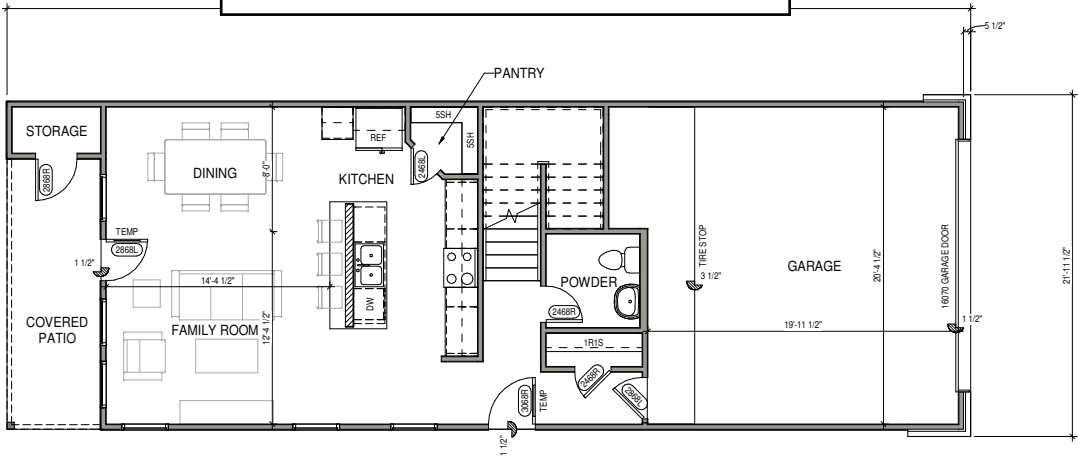




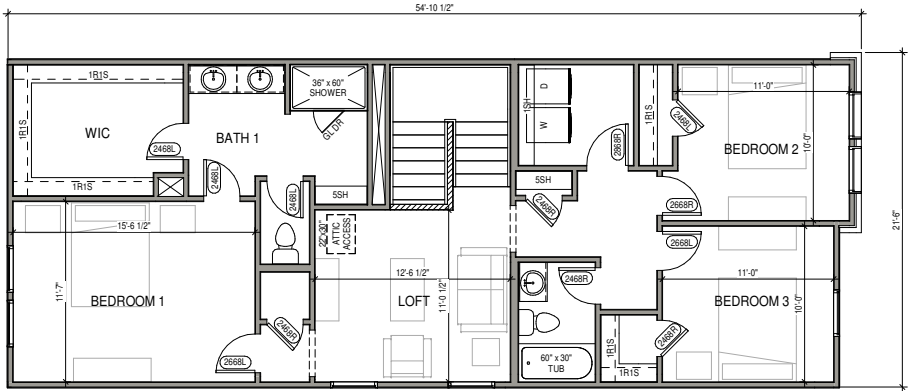
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STRAND 2218298

Exhibit C - Building Elevations  
Page 13 of 18

Item 11.



SCHEMATIC FIRST FLOOR



SCHEMATIC SECOND FLOOR

22 FT WIDE - 1793 SQ FT

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SCHEMATIC FLOOR PLANS

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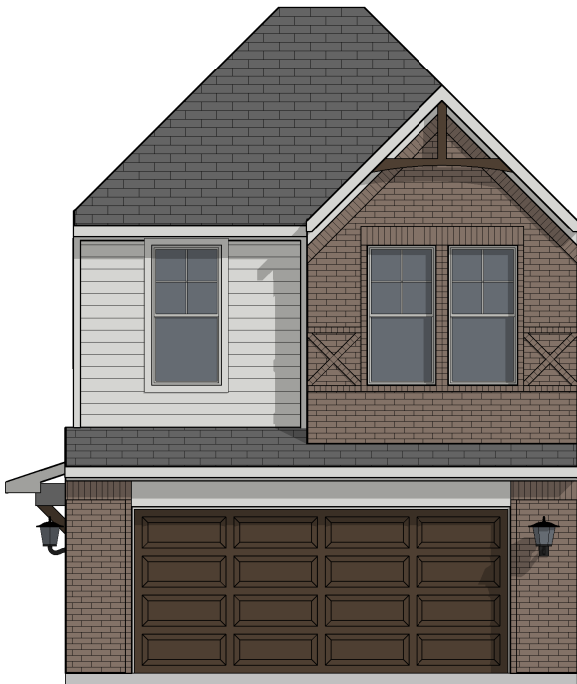
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Exhibit C - Building Elevations  
Page 14 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1793 SQ FT

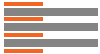


DR HORTON - IDFW CENTRAL

SCHEMATIC ELEVATIONS

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Exhibit C - Building Elevations  
Page 15 of 18

Item 11.



ELEVATION F

ELEVATION G

22 FT WIDE - 1793 SQ FT



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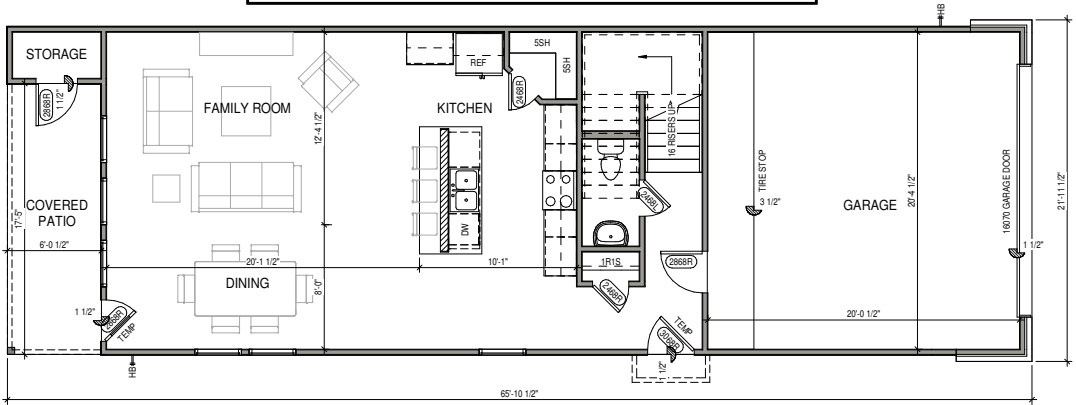
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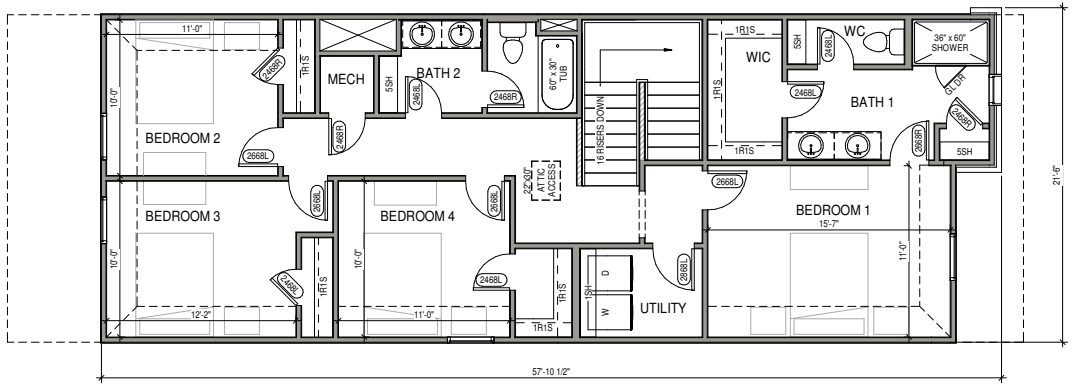
Exhibit C - Building Elevations  
Page 16 of 18

Item 11.



1 SCHEMATIC FIRST FLOOR

1/8" = 1'-0"



2 SCHEMATIC PLAN - 2ND FLOOR

1/8" = 1'-0"

22 FT WIDE - 1933 SQ FT



SCHEMATIC FLOOR PLAN

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STRAND 2218301

Exhibit C - Building Elevations  
Page 17 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1933 SQ FT



Exhibit C - Building Elevations  
Page 18 of 18

Item 11.



ELEVATION F



ELEVATION G

22 FT WIDE - 1933 SQ FT



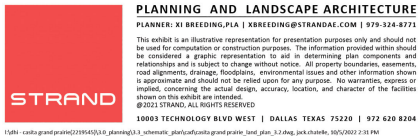
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*Item 11.*



prepared for

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## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 10/10/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Dana Woods, AICP, Senior Planner

**TITLE:** ZON-22-08-0022 - Zoning Change/Concept Plan - 4106 Lake Ridge Retail (City Council District 6). Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy

**APPLICANT:** Quang V Nguyen and Jennifer Raley, Owners

**RECOMMENDED ACTION:** Approve with conditions

### SUMMARY:

Zoning Change from Single Family One to a Planned Development District for General Retail and a Concept Plan depicting a retail center on 1.12 acres. Lot 1, Block 1, Lobb Addition, Lot 1, Block 1 Lane Addition, and part of Tract 36.1, WH Beeman, Abstract 126, City of Grand Prairie, Dallas County, Texas, zoned Single-Family (SF-1), with an approximate address of 1620 Vicky Ln and 4106 Lake Ridge Pkwy.

### PURPOSE OF REQUEST:

The purpose of the request is change Single Family One zoning to General Retail zoning to allow the development of a strip retail center. Two property owners are working together to rezone the subject property. This request does align with the Future Land Use Map (FLUM).

The Planned Development District (PD) is intended to align the zoning of the property with the Future Land Use Map. It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. A Planned Development District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance.

### 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	Single-Family-One (SF-1)	Undeveloped
South	Single-Family-One (SF-1)	Existing Residential
West	Single-Family-One (SF-1)	Existing Residential and Undeveloped
East	Single-Family-One (SF-1) Planned Development (PD-342)	Lake Ridge Pkwy and Staybridge Suites

**HISTORY:**

- February 11, 1985: The Planning and Zoning Commission approved a plat 0.4960 acres.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposed zoning change for retail development involves two owners with separate parcels. The Concept Plan depicts a retail development with 10,575 sq. ft. of retail tenant space at this location.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:***Future Land Use Map*

The Future Land Use Map (FLUM) 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 Commercial/Retail/Office. Retail uses require high visibility locations and should be in high-traffic areas such as along arterial roadways. The following are policies to guide retail areas:

- Retail should be in areas with high visibility.
- Retail uses should provide services to support neighboring residential areas.
- They should serve as a buffer and transition between higher and lower intensity uses.

The following are policies to guide office areas:

- A combination of screening along with increased rear setbacks as well as enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.
- Buildings adjacent to residential areas should be two stories or less.
- They provide a transitional land use between residential uses and higher intensity commercial land uses.

This request is consistent with the FLUM.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The property will be subject to the following requirements along with Article 10 (Parking and Loading Standards). The applicant is required to plat the property to show all easements and private streets. 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	GR Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	48,799	Yes
Min. Lot Width (Ft.)	50	305	Yes
Min. Lot Depth (Ft.)	100	114	Yes
Building Front Setback (Ft.)	25	114	Yes
Rear Setback adj. Residential (Ft.)	20	20	Yes
Parking Setback from ROW (Ft.)	30	23.7	Variance
Max. Floor Area Ratio (FAR)	0.35:1	.26:1	Yes
Max. Height (Ft.)	25	30	Variance

*Parking***Table 3. Parking Requirements**

Standard	Appendix W (UDC)	Proposed	Compliance
Retail (1 space / 275 Sq. Ft.); 8,825 Sq. Ft.	38	37	Yes*

\*The property is within the Lake Ridge Overlay District. Appendix F treats parking calculations as parking maximums.

**VARIANCES:**

The applicant is requesting the following variances:

1. Parking Setback from Right of Way (ROW): Appendix F requires a 30-foot setback of parking. Applicant is providing 23.7 ft. Note the exceptionally wide ROW on these parcels.
2. Maximum Height: The Unified Development Code specifies a maximum height of 25 ft. for the General Retail (GR) zoning district. The applicant is requesting a maximum height of 30 ft.

**ANALYSIS:**

This is infill development on two small residential parcels located in a highly commercialized area. The Future Land Use Map has this location as Commercial (C).

**RECOMMENDATION:**

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

- Access off of Ernie Ln and Vicky Ln shall be prohibited.
- The applicant shall provide the required masonry screening wall along the west boundary.



Ernie Ln

Vicky Ln

Lake Ridge Pkwy

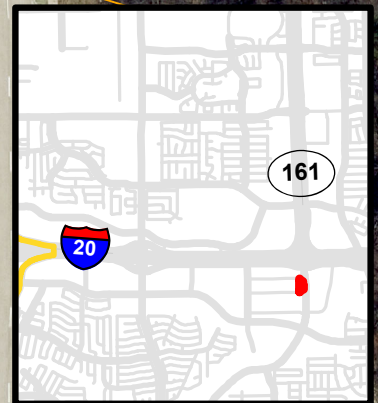
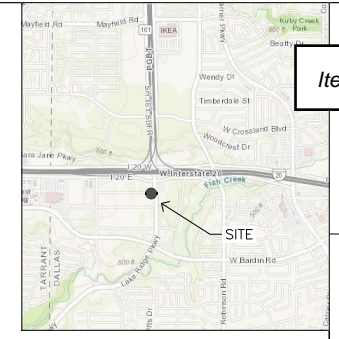
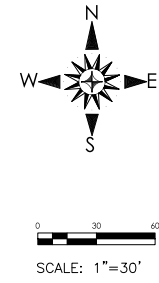
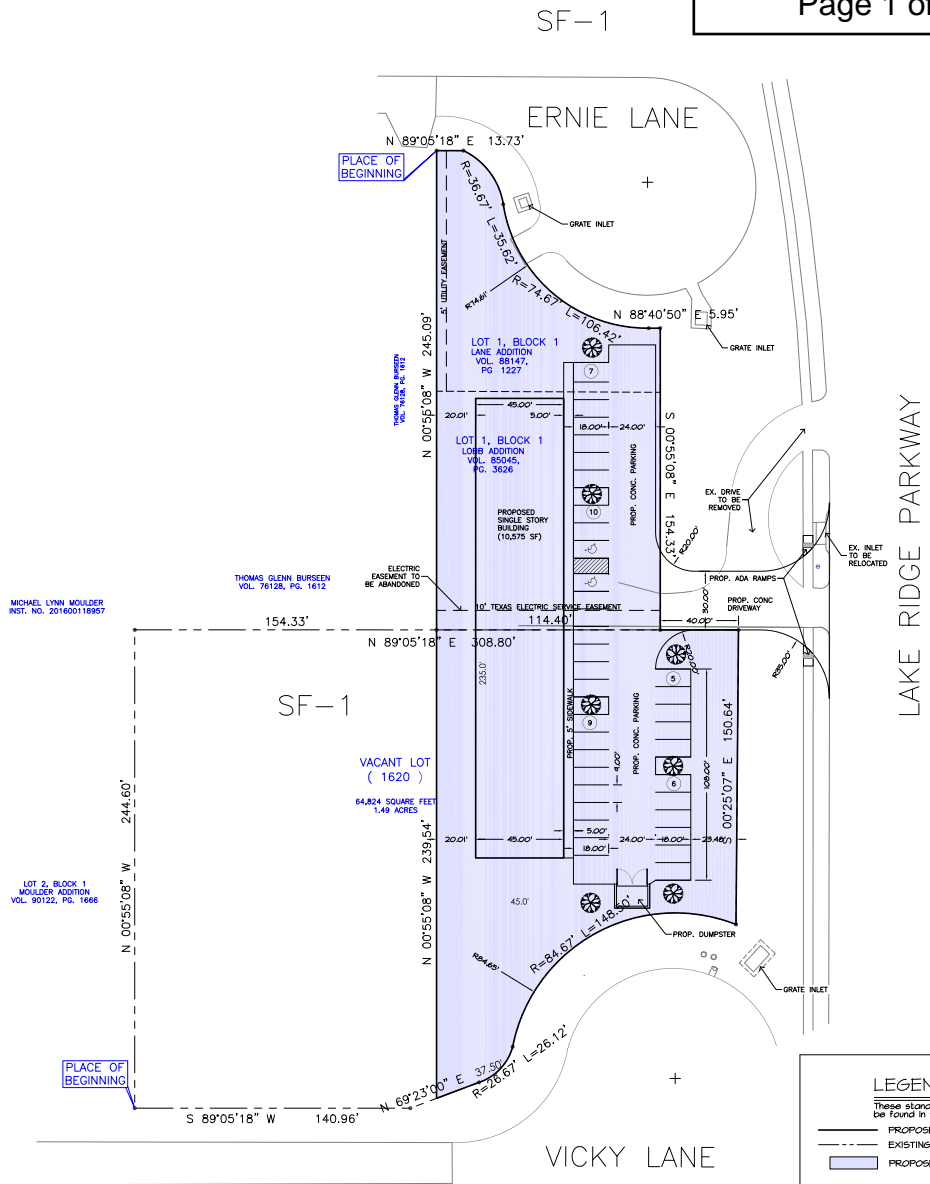




Exhibit B - Concept Plan  
Page 1 of 1



**SUMMARY:**  
A request to change the base zoning from Single-Family-One Residential District (SF-1) to Planned Development District (PD) and a Concept Plan depicting a 12,825sf commercial building on 1.12 acres. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lane Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family-One Residential District, and being part of 1420 Vicky Lane, legally described as Tract 36.1, located in the W.H. Beerman Survey, Abstract No. 126, Dallas County, Texas, zoned Single-Family-One Residential District.

**PURPOSE OF REQUEST:**  
Zoning change from Single-Family-One Residential District (SF-1) to Planned Development District (PD) and a Concept Plan depicting a 12,825sf commercial building on 1.12 acres. The proposed site consists of two properties that would be subsequently platted into one property.

**ADJACENT LAND USES:**  
The following table summarizes the zoning designation and existing use for the surrounding properties.

Adjacent Zoning and Land Uses		
DIRECTION	ZONING	EXISTING USE
North	SF-1	Single Family Residential
South	SF-1	Single Family Residential
West	SF-1	Single Family Residential
East	PD-342	Planned Development

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**  
The proposal includes:  
• medical spa  
• nail shop  
• fax/insurance offices  
• smoothie shop  
• donut shop  
The building is speculative and will be developed without specific tenants.

**SITE ACCESS:**  
The site will be accessible from one 30' wide commercial drive off Lake Ridge Parkway.

**ZONING REQUIREMENTS:**  
**Density and Dimensional Requirements**  
The following table summarizes the Density and Dimensional Requirements for a base zoning district of Commercial (C) according to Article 6 of the Unified Development Code (UDC) which corresponds to the Concept Plan.

Site Data Summary			
Standard	Required	Provided	Meets
Min. Lot Area [Sq. Ft.]	5,000	48,799	Yes
Min. Lot Width [Ft.]	30	303	Yes
Min. Lot Depth [Ft.]	100	114	Yes
Front Setback [Ft.]	25	25	Yes
Rear Setback [Ft.]	20	20	Yes
Side Setback [Ft.]	15	20	Yes
Max. Height [Ft.]	35	35	Yes
Max. Floor Area Ratio	0.5:1	0.26:1	Yes

**Landscape and Screening**  
The property is subject to landscape and screening requirements in Article 8 of the UDC.

PARKING CALCULATION			
BUSINESS PROPOSED (USE)	PARKING REQUIREMENT BASED ON USE	PARKING REQUIRED	PARKING PROVIDED
•			
GENERAL RETAIL	1 SPACE/275 SF	1 SPACE x 10,575 SF/275 SF = 38	37
TOTAL:		38	37

Item 12.

Henry Nguyen Co.  
Civil Engineering  
1330 Glenfield Ave. Dallas, TX 75244  
(214) 773-4075 Email: henny@hcnco.net  
Texas Registered Engineering Firm F-16239

REVISIONS	
Description	Approved

LAKE RIDGE PLACE  
4106 LAKE RIDGE PKWY  
GRAND PRAIRIE, TEXAS 75052

DESIGN	HNC	HNC
DRAWN	DATE	09/16/2022



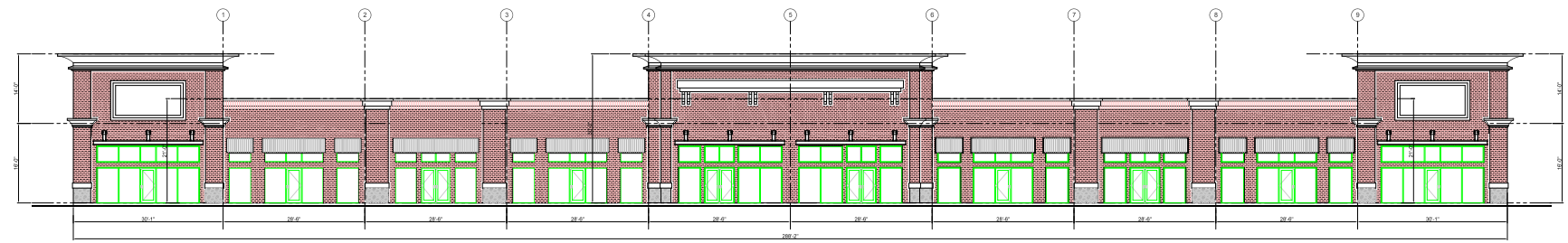
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PLAN

STP-22-08-0042

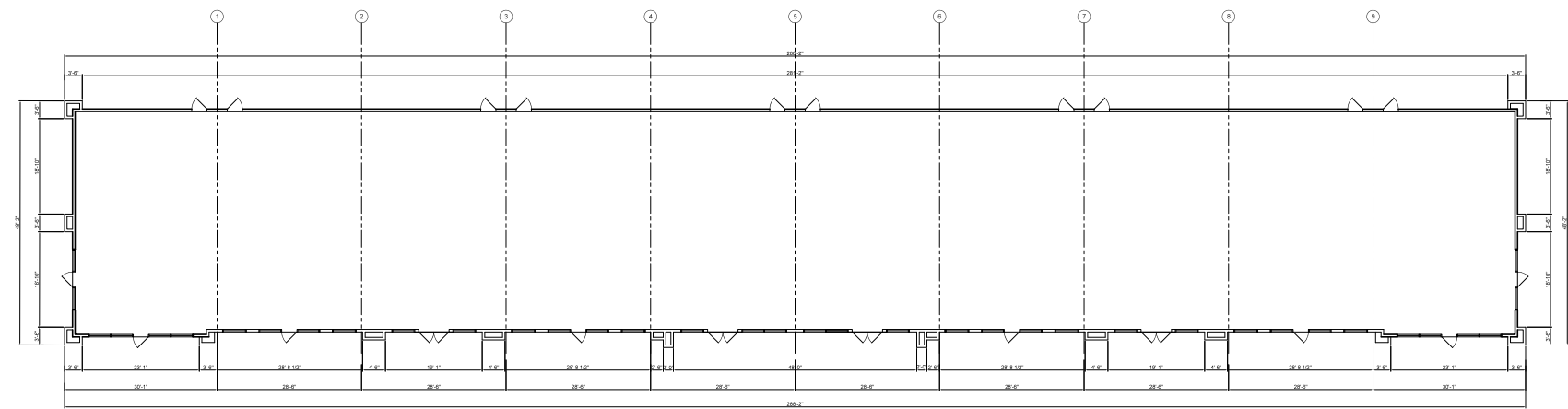
C3



Exhibit C - Elevations  
Page 1 of 2



A102 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

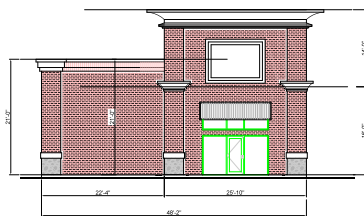


A101 FLOOR PLAN  
SCALE: 3/32" = 1'-0"

STP-22-08-0042

Item 12.		BY
<div>LAKE RIDGE PLACE</div> <div>4106 LAKE RIDGE PKWY. GRAND PRAIRIE, TEXAS 75052</div>		
<div>NGUYEN DESIGNER &amp; CONSULTING</div> <div>THU BUI</div> <div>5815 Twilight Drive</div> <div>Grand Prairie, Texas 75052</div> <div>(952) 563-0921</div>		
DATE: 08/20/2022		
SHEET		A1

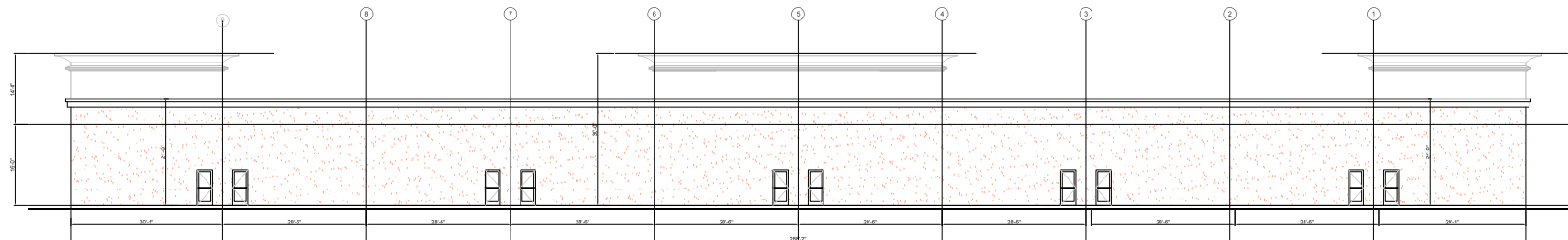
Exhibit C - Elevations  
Page 2 of 2



A201 LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



A203 RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



A201 REAR ELEVATION  
SCALE: 3/32" = 1'-0"

STP-22-08-0042

Item 12.

BY

LAKE RIDGE PLACE

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DATE: 08/20/2022

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