



## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

### Meeting Agenda

### Planning and Zoning Commission Meeting

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Monday, January 13, 2025

5:30 PM

City Hall - Briefing Room

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#### BRIEFING SESSION

*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

#### EXECUTIVE SESSION

*The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.*

##### Agenda Review

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6:30 PM Council Chambers

#### REGULAR MEETING

##### 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 December 9, 2024, P&Z meeting

2. PLT-24-11-0043 - Preliminary Plat - Lakesong Phase 2 (City Council District 6). Preliminary Plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 303397/294666, 294715, 297164, 192962, 191456, 255261, 234939, and 204765)

## **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**

3. STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr
4. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story Extended-Stay Hotel on 2.185 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Belt Line Corridor Overlay District, with approximate addresses of 340 & 360 E Palace Pkwy

## **PUBLIC HEARING**

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

5. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1,



Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

- [6.](#) SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). Specific Use Permit and Site Plan for a two-story multi-tenant building with a drive through on 1.00 acres. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy
- [7.](#) ZON-24-11-0029 - Zoning Change - 2335 & 2339 SE 4th (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A & 1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St
- [8.](#) CPA-24-09-0013 - Comprehensive Plan Amendment - 509 Austin St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Low Density Residential on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St
- [9.](#) ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

## **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 January 8, 2025.**

A handwritten signature in cursive script that reads "Monica Espinoza". The signature is written in black ink and is positioned above a horizontal line.

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*Monica Espinoza, Planning Secretary*



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** Approval of Minutes of the December 9, 2024, P&Z meeting

**RECOMMENDED ACTION:** Approve

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# CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

## Meeting Minutes

### Planning and Zoning Commission Meeting

Monday, December 09, 2024

5:30 PM

City Hall - Briefing Room

#### BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:30 p.m.

#### Call to Order

#### PRESENT

Chairperson Cheryl Smith

Vice- Chairperson John Fedorko (entered meeting at 5:39 p.m.)

Commissioner Michelle Madden

Commissioner Frank Gonzalez

Commissioner Christopher Okoli

Commissioner Tai Jones-Chapman (entered meeting at 5:48 p.m.)

Commissioner Angela Luckey-Vaughn

Commissioner Janie Mendez-Adhikari

Commissioner Victor Medina

#### EXECUTIVE SESSION

*There was no closed session.*

#### Agenda Review

*Staff briefed commissioners on cases. Commissioner Madden asked if a signal light will be installed to direct traffic for item nine. Transportation Planner Brett Huntsman stated the options the developer will have but they will not know until after they have developed. Commissioner Fedorko asked will the spaces be leased to individuals or to fleets for item 9. June Sin referenced the operational plan provided by the applicant leaning more towards leasing it to one company and not allowing any overnight sleeping in trucks.*

#### 6:30 PM Council Chambers

#### REGULAR MEETING

Chairperson Smith called the meeting to order at 6:30 p.m.

#### Call to Order

#### PRESENT

Chairperson Cheryl Smith

Vice- Chairperson John Fedorko  
 Commissioner Michelle Madden  
 Commissioner Frank Gonzalez  
 Commissioner Christopher Okoli  
 Commissioner Tai Jones-Chapman  
 Commissioner Angela Luckey-Vaughn  
 Commissioner Janie Mendez-Adhikari  
 Commissioner Victor Medina

**Commissioner Fedorko led the Invocation.**

**Commissioner Madden led the Pledge of Allegiance to the US Flag and Texas Flag.**

## **CITIZEN COMMENTS**

*David Yaqubian 609 W Springdale Ln Grand Prairie Tx., he spoke about traffic continuing to get worse in the metroplex and the necessity of public transportation.*

## **PUBLIC HEARING CONSENT AGENDA**

*Motion made by Commissioner Fedorko, Seconded by Commissioner Madden to close the public hearing and approve items one through six. The motion carried unanimously.*

1. Approval of Minutes of the November 11, 2024, P&Z meeting

### **Approved on Consent Agenda**

2. PLT-24-10-0037 - Replat - Portillo's at Epic West (City Council District 2). Replat of Lot 9R-1A, Block B, Epic West Towne Crossing Phase I, creating one commercial lot on 2.549 acres. Lots 9R-1 and 9R-2, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay, and addressed as 3104 & 3102 S Hwy 161

### **Approved on Consent Agenda**

3. PLT-24-10-0041 - Final Plat - Jefferson Kirbybrook (Amavi) (City Council District 2). Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units, three HOA lots and one single family lot on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd

### **Approved on Consent Agenda**

4. PLT-23-07-0042 - Preliminary Plat - Lot 1, Block 1, Shady Grove Addition (City Council District 1). Preliminary Plat of Lot 1, Block 1, Shady Grove Addition, creating one commercial lot on 109.867 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock

Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd

#### **Approved on Consent Agenda**

5. PLT-24-10-0039 - Preliminary Plat - The Square at Belt Line (City Council District 2). Preliminary Plat of Lots 1, 2, and 3, Block 1, The Square Addition, creating three non-residential lots on 14.330 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16A, within Belt Line Corridor Overlay District, and addressed as 3940, 3948, 3950 and 3956 S. Belt Line Rd

#### **Approved on Consent Agenda**

6. PLT-24-09-0035 – Replat - Final Plat of GSW Industrial District (City Council District 1). Replat of Lot 1, Block 1, Great Southwest Industrial District Addition, creating one industrial lot on 1.089 acres. Site 39A & 43, GSID South, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 2406 W Pioneer Pkwy

#### **Approved on Consent Agenda**

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

7. STP-24-07-0032 - Site Plan - Goodland Villages - Phase 1 (City Council District 6). Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd

*Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to construct 176 dwelling units consisting of 54 detached units and 122 attached units in a paired home, or duplex, configuration. The proposed uses are permitted in the PD-455. The applicant is not requesting any variances.*

*The Development Review Committee recommends approval with the following conditions:*

1. *The community main street and secondary street shall be provided per the Developer Agreement and be reviewed and approved by the Transportation and Mobility Services Department for the remaining phases.*
2. *Tree mitigation plans be provided and approved by the Planning Division for the remaining phases.*
3. *The proposed walking path and other amenities shall be constructed and available before the remaining phases are constructed.*
4. *The required 25-foot landscape buffer along Old Fort Worth Street shall be provided on the private property outside of the newly dedicated Right-of-Way.*



*Christian Songy 5818 Vickery Blvd Dallas Tx., noted support for this item and available for questions.*

*Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Gonzalez to close the public hearing and approve item seven per staff recommendations. The motion carried unanimously.*

## **PUBLIC HEARING**

8. ZON-24-04-0011 - Zoning Change – Dalworth Rezone (City Council District 1). Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St

*Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow for a hair salon use at this location. The property is currently zoned Office (O) district, which does not allow for a Grooming & Hygiene Salon use. The proposed GR zoning district does allow a Grooming & Hygiene Salon use. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval. The proposed zoning is consistent with the FLUM.*

*David Yaqubian 609 W Springdale Ln Grand Prairie Tx., he believes it would be more beneficial to change the zoning to mixed use.*

*Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item eight. The motion carried unanimously.*

9. SUP-24-09-0039 - Specific Use Permit/Site Plan - Heavy Truck Parking at 4226 E Main (City Council District 5). SUP/Site Plan for a Heavy Truck Parking Facility on 38.0 acres. A portion of Lot 1, Block 1, and Lot 1, Block 2, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

*Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks to operate a heavy truck parking facility on 38.0 acres, which was formerly an inoperable vehicle holding yard.*

*The applicant is requesting the following variances:*

1. *Landscaping – The applicant is requesting a variance to allow 25 feet of landscaping with no street trees.*
2. *Gravel Surface – The applicant is requesting a variance to the required concrete pavement to allow gravel surface parking.*

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

1. *The new driveway entrance shall be constructed and accepted by Transportation and Mobility Services before the Certificate of Occupancy (CO) is issued.*
2. *All areas where vehicles are parked should be paved with concrete per City Standards.*
3. *The guard shack shall meet the secondary facade requirements of Appendix X.*
4. *Landscaping shall be provided per Appendix X requirements.*

*Commissioner Adhikari asked about any environmental concerns. Ms. Sin stated this is the reason for staff recommending the lot to be paved with concrete. Commissioner Chapman asked there is an option to request for the fence to be 8ft instead of 6ft. Ms. Sin stated yes, that could be an option during the motion.*

*Daniel Glaser 261 5<sup>th</sup> Avenue Ste 1501 New York NY., stepped forward representing the case. He thanked planning staff for all the guidance during the DRC process. He stated all their properties around the country have a certain aesthetic and they are looking to attract national credit type tenants mostly trucking logistic companies with large fleets. Paisley Boney 127 Essex Rd Chestnut Hill MA., stepped forward representing the case and gave a power point presentation. Commissioners discussed with staff the challenges the site would face with both the surface paved with concrete and gravel. Daniel Box 2728 N. Harwood Ste 500 Dallas TX., noted support of this request.*

*Motion made by Commissioner Adhikari, Seconded by Commissioner Okoli to close the public hearing and approve item nine with conditions and parking areas must be on concrete unless otherwise approved by city council or engineering/environmental staff. The motion carried unanimously.*

**Senior Planner June Sin stated the following cases 10 and 11 would be presented together.**

10. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd
11. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

*Senior Planner June Sin presented the case report for item 10 and gave a power point presentation. She stated the request is to amend PD-318B to allow a Cell Tower with the City Council's approval of a Specific Use Permit. The Development Review Committee (DRC) recommends approval.*

Senior Planner June Sin presented the case report for item 11 and gave a power point presentation. She stated the applicant seeks a Specific Use Permit to construct a cell tower on the parking lot of an existing church.

The applicant is requesting the following variances:

1. Distance from Residential Zoning – The applicant is requesting a variance to 480 feet distance from Single-Family District to allow 0 feet.
2. Gravel Drive – The applicant is requesting a variance to the required concrete pavement to allow a gravel driveway.

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

1. Any temporary storage of materials and fencing associated with the Seeton Road construction shall be removed once the construction is completed.

Alan Scivally 4 Country Place Cir Arlington TX., stepped forward representing the case. He stated that temporary storage of materials will be removed by March 2025 before they start construction on the tower. Alec Broadus 4 Country Place Cir Arlington TX., noted support for this item and available for questions.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Chapman to close the public hearing and approve item ten. The motion carried unanimously.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Adhikari to close the public hearing and approve item eleven per staff recommendations. The motion carried unanimously.

12. SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the applicant is proposing to add a Private Fuel Station to an existing industrial development located at 2150 W Bardin Rd. The proposed use requires City Council approval of a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences. The Development Review Committee (DRC) recommends approval of this request.

Commissioner Madden asked are there any proximity requirements for gas stations located near residential area. Ms. Ware stated there are no proximity requirements in the UDC.

*Don Cumming with Flex-N-Gate 2150 Bardin Rd Grand Prairie Tx., stepped forward representing the case. He stated the fuel station will have two levels of containment and the tank has a double wall with a fire guard protection, so it meets all state and local requirements in the tank. Cecle Doyle 2150 Bardin Rd Grand Prairie Tx., noted support of this request and available for questions. He noted to the best of his knowledge Flex-N-Gate has been placing these fuel stations for about 10 years with no explosions or major environmental spills. Matthew Workman 2803 Riverside Pkwy Grand Prairie TX., noted support of this request and available for questions.*

*Motion made by Chairperson Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item twelve. The motion carried 8-1 with Commissioner Madden in opposition.*

13. TAM-24-11-0010 - Text Amendment - Articles 1, 2, 6, 7, 12 and Appendix O. An Ordinance of the City of Grand Prairie, Texas amending the Table of Contents and various sections of Article 1, "General Provisions and Procedures," Article 2, "Authority," Article 6, "Density and Dimensional Requirements," Article 7, "Special Districts," Article 12, "Subdivision and Utilities," and Appendix O, "Hospital District" of the Grand Prairie Unified Development Code for the purpose of delegating plat approvals (with exceptions) to the Director of the Planning and Development Department and/or designee; Providing the applicant the right to appeal said decision to the Planning and Zoning Commission and the City Council; Allowing the Director of the Planning and Development Department and/or designee to elect to present the plat approval to the Planning and Zoning Commission and City Council; Amending Section 12.17.3, "Lots," of Article 12, "Subdivision and Utilities" of the Unified Development Code for the purpose of allowing the Director of the Planning and Development Department and/or designee to grant an exception to the requirement that all lots face a public street if a mutual access easement is established; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

*Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to amend articles of the Unified Development Code (UDC) to delegate authority to staff to approve, approve with conditions, or disapprove a plat so that, in most instances, plats can be processed administratively. Additionally, the proposed changes will allow staff to grant an exception to the requirement that all lots face a public street if a mutual access easement is established.*

*State law gives City Council the authority to delegate the authority to approve, approve with conditions, or disapprove a plat to staff. The Development Review Committee (DRC) recommends approval.*

*Motion made by Commissioner Fedorko, Seconded by Commissioner Medina to close the public hearing and approve item thirteen. The motion carried unanimously.*

**ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:47 p.m.*

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*Cheryl Smith, Chairperson*

**ATTEST:**

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*Michelle Madden, Secretary*



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** PLT-24-11-0043 - Preliminary Plat – Lakesong Phase 2. Preliminary Plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 303397/294666, 294715, 297164, 192962, 191456, 255261, 234939, and 204765)

**APPLICANT:** Michelle Lasar, Pape-Dawson

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Preliminary Plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 303397/294666, 294715, 297164, 192962, 191456, 255261, 234939, and 204765).

### PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to lay out roads, blocks, lots, and easements to facilitate the development of Lakesong. The Preliminary Plat serves as the basis for preparation of a Final Plat, which, upon approval by the City of Grand Prairie, will be recorded with the county.

### ADJACENT LAND USES:

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

Direction	Zoning	Existing Use
North	Unzoned (ETJ)	Undeveloped
South	City of Midlothian	Undeveloped, Single Family Residential
West	Unzoned (ETJ)	Undeveloped



East	Unzoned (ETJ)	Undeveloped
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## HISTORY:

- August 1, 2023: City Council approved an ordinance amending TIRZ #3 to Extend the Term and Expand the Boundaries to Create and Include Area Development Zones #9, #10, and #11.
- September 19, 2023: City Council approved Resolution Authorizing the Execution of a Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, L.P for the Lakesong Planned Development.
- September 19, 2023: City Council approved Resolution Consenting to the Creation of Lakesong Municipal Management District Number 1, an In-City Municipal Management District.
- September 19, 2023: City Council approved Resolution Giving Consent to the Annexation of Land into the Lakesong Municipal Management District No. 1, an In-City Municipal Management District, with said Consent Being Effective Upon Annexation of the Land into the City of Grand Prairie
- November 7, 2023: City Council approved a Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial/Retail/Office to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential on 1,201 acres (Case Number CPA-23-09-0018).
- February 6, 2024: City Council approved a zoning change from Agriculture to a Planned Development on 155 acres (Case Number ZON-23-11-0044).
- February 12, 2024: Planning and Zoning Commission approved Preliminary Plat for Lakesong Phase 1 (Case Number PLT-23-11-0068).
- November 11, 2024: Planning and Zoning Commission approved an amendment to the Preliminary Plat for Phase 1 (PLT-24-09-0036).
- December 17, 2024: City Council approved annexation of 1,045 acres.
- December 17, 2024: City Council approved a Planned Development District for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres (Case Number ZON-24-09-0026).

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

Preliminary plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The Phase 2 plat comprises of Villages 4-13 and 15-16. Below is a summary of the proposed villages:

- Village 4 will consist of 175 lots
- Village 5 will consist of 270 lots
- Village 6 will consist of 165 lots
- Village 7 will consist of 150 lots
- Village 8 will consist of 361 lots
- Village 9 will consist of 141 lots
- Village 10 will consist of 114 lots
- Village 11 will consist of 256 lots
- Village 12 will consist of 189 lots
- Village 13 will consist of 168 lots

- Village 15 will consist of 270 lots
- Village 16 will consist of 7 lots

## ZONING REQUIREMENTS:

The development is subject to the approved Developer Agreement and the Planned Development District. The tables below summarize the lot type for each village and composition of residential and non-residential lots for the development.

**Table 2. Summary of Lot Type for Phase 2**

**LOT SUMMARY – LAKESONG**

LOT SIZE	VILLAGE 4	VILLAGE 5	VILLAGE 6	VILLAGE 7	VILLAGE 8	VILLAGE 9	VILLAGE 10	VILLAGE 11	VILLAGE 12	VILLAGE 13	VILLAGE 15	VILLAGE 16	TOTAL
100'X130' TYP						136							136
55'X125' TYP MODEL								8					8
55'X125' TYP	118	139	162	100	356		107	234	183	166			1565
40'X140' WITH ALLEY	24	94		26							20		164
40'X125' WITH ALLEY	32	34		23							243	5	337
TOTAL RESIDENTIAL LOTS	174	267	162	149	356	136	107	242	183	166	263	5	2210
AMENITY CENTER								1					1
PARK /OPEN SPACE	1	3	3	1	5	5	7	13	6	2	7	2	55
TOTAL LOTS	175	270	165	150	361	141	114	256	189	168	270	7	2266

UNIT TYPE MINIMUM AND MAXIMUMS ESTABLISHED IN EXHIBIT F OF THE DEVELOPMENT AGREEMENT WILL BE MET.

**LAND USE SUMMARY**

USES	RESIDENTIAL UNITS	NON RESIDENTIAL UNITS	±AC	DENSITY
100'X130' TYP	136		573.3	3.8
55'X125' TYP	1573			
40'X140' WITH ALLEY	164			
40'X125' WITH ALLEY	337			
AMENITY CENTER		1	4.8	
PARK /OPEN SPACE		55	205.8	
MAJOR R.O.W. DEDICATION			35.6	
TOTAL	2210	56	819.5	2.6

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

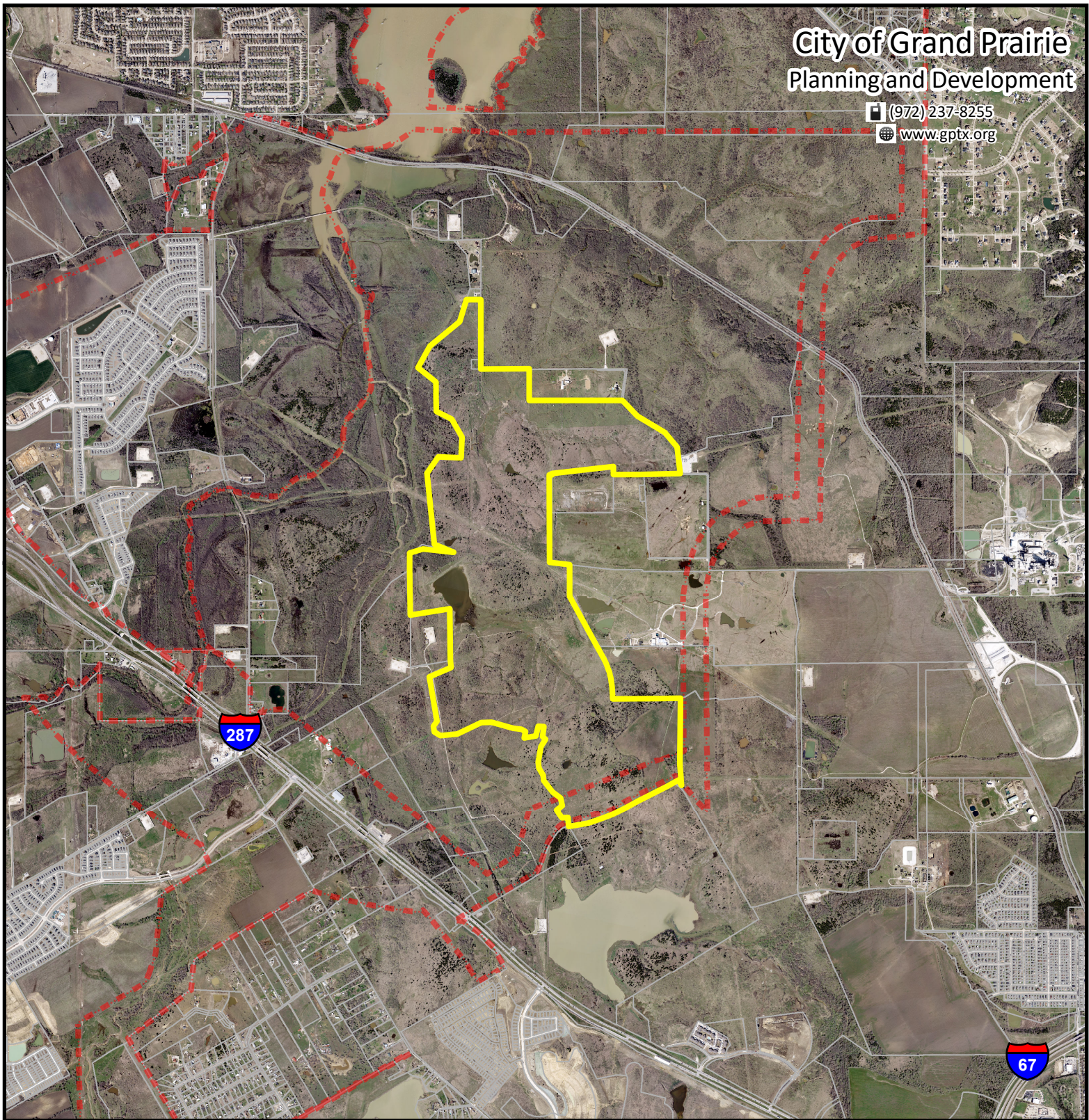


# Exhibit A- Location Map

## Page 1 of 1

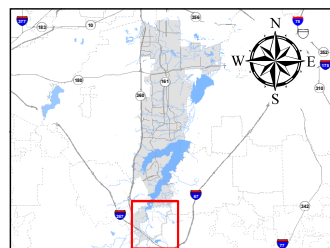
CASE LOCATION MAP  
PLT-24-11-0043  
LAKESONG PH 2

Item2.



-  Location
-  Parcels
-  City Limits

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.6 Miles

**Grand  
Prairie**  
TEXAS

PLANNING  
Date: 1/8/2025

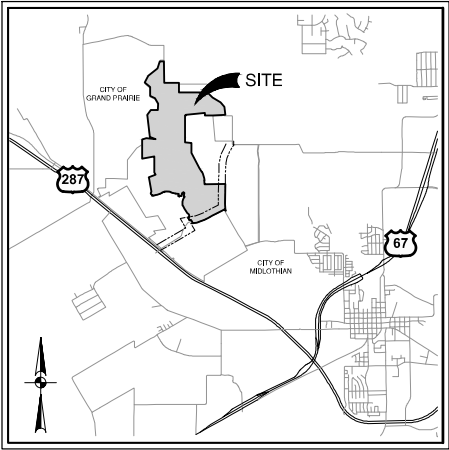
17



# LAKE\$ONG<sup>®</sup>

## PRELIMINARY PLAT

### CITY OF GRAND PRAIRIE, TEXAS ELLIS COUNTY



LOCATION MAP  
NOT-TO-SCALE

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	1
PRELIMINARY PLAT	2-18
SANITARY SEWER BASINS	19-20
SANITARY SEWER CALCULATIONS	21
WATER & SANITARY SEWER LAYOUT	22-26

NOVEMBER 2024

DEVELOPER:

HUFFINES COMMUNITIES  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TX, 75225  
PHONE: 469-781-5387

OWNER:

HC GPM, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TX, 75225  
PHONE: 469-781-5387

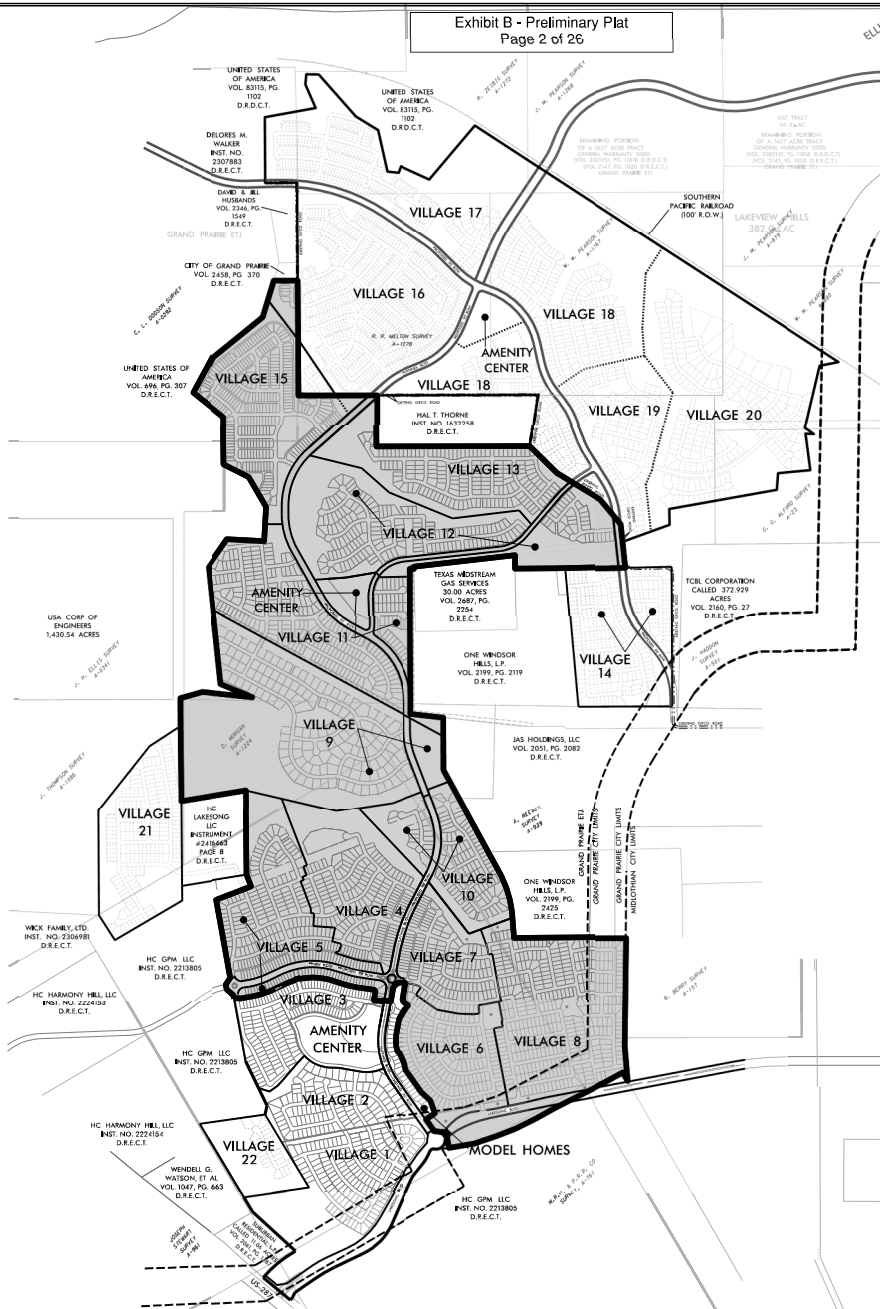
PREPARED BY:



201 MAIN ST, STE 801 | FT. WORTH, TX 76102 | 817.870.3668  
TEXAS ENGINEERING FIRM REGISTRATION #470

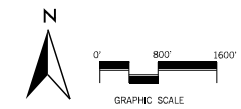
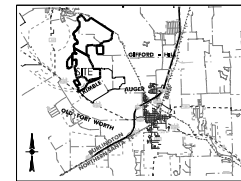
CONTACT: MICHELLE LASA, P.E.  
MLASA@PAPE-DAWSON.COM

- NOTE:
1. PROPERTY IS LOCATED IN CITY OF GRAND PRairie, GRAND PRairie EXTRA-TERRITORIAL JURISDICTION (ETJ), EL PASO COUNTY.
  2. CITY OF GRAND PRairie INTENDS FOR THE DEVELOPMENT AGREEMENT TO BE IMMEDIATELY AMENDED INCLUDING THE FORMATION OF LAND WITHIN CITY LIMITS, AND THE PROPERTY IS NOW LOCATED WHOLLY WITHIN THE ETJ OF THE CITY OF GRAND PRairie.
  3. LAKESONG DEVELOPMENT AGREEMENT IS EXECUTED BY AND BETWEEN HC GRM, LLC AND HC HARMONY HILL, LLC AND INTERSECTING, L.P. (C/PWNET) AND THE CITY OF GRAND PRairie, TEXAS (THE "CITY") HAS BEEN EFFECTIVE SEPTEMBER 19, 2023.
  4. THE SUBJECT PROPERTY IS (OR IS NOT) LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL #FEMA839C002255 AND #FEMA839C003555 DATED OCTOBER 19, 2022, WHERE APPLICABLE AND PRIOR TO CONSTRUCTION, SUBMIT CERTIFICATION BY A PROFESSIONAL THAT SITE DOES NOT HAVE WETLANDS AND OTHER WATERS OF THE UNITED STATES, AN INVESTIGATION SHOWING THAT SITE DEVELOPMENT DOES HAVE SPA, THE PROPERTY INCLUDES EDGE CREEK AND C/O CREEK TRIBUTARIES WHICH HAVE BEEN MAPPED IN THE LATEST MAP UPDATED FOR EL PASO COUNTY. ALL DESIGNATION'S SHALL CERTIFY THAT THEY WERE CONDUCTED PER U.S. ARMY CORPS OF ENGINEERS' REQUIREMENTS AN AGREEMENT SENSITIVE THAT THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY WETLAND ABANDONMENT AREAS IS REQUIRED PRIOR TO CONSTRUCTION.
  5. ALL 15 UTILITY EASEMENTS ALONG STREET RIGHT-OF-WAY AND 7.5 UTILITY EASEMENT ALONG THE REAR OF ALL LOTS OR ALTERNATIVELY 20 UTILITY EASEMENT ALONG THE FRONTS OF ALL LOTS WILL BE SHOWN ON FINAL PLAT.
  6. ALL REQUIRED FACILITIES WILL BE DEDICATED TO THE CITY, DISTRICT AND RELATED LOTS WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND R.O.W. DEDICATION WILL BE SHOWN ON FINAL PLAT.
  7. MINIMUM FLOOR ELEVATIONS FOR ALL LOTS WITHIN 200 FEET OF 100-YEAR FLOODPLAIN DETENTION POND WILL BE INCLUDED ON FINAL PLAT.



PRELIMINARY PLAT PAGES

PAGE NO.	DETAIL
2	OVERALL SITE
3	OVERALL LAND USE
4	LEGALS
5	VILLAGE 4
6	VILLAGE 5
7	VILLAGE 6 + VILLAGE 8
8	VILLAGE 8 + VILLAGE 9
9	VILLAGE 14
10	VILLAGE 14.2
11	VILLAGE 10
12	VILLAGE 12.1
13	VILLAGE 12.2
14	VILLAGE 12.3
15	VILLAGE 12.4
16	VILLAGE 12.5
17	VILLAGE 12.6 + VILLAGE 16
18	CURVE DATA



PRELIMINARY PLAT AREA

LOT SUMMARY - LAKESONG

LOT SIZE	VILLAGE 4	VILLAGE 5	VILLAGE 6	VILLAGE 8	VILLAGE 9	VILLAGE 10	VILLAGE 12	VILLAGE 12.1	VILLAGE 12.2	VILLAGE 12.3	VILLAGE 12.4	VILLAGE 12.5	VILLAGE 12.6	TOTAL
100'X120' TYP														136
50'X125' TYP MODEL														8
50'X125' TYP	118	129	180	100	356		107	234	182	166				1865
100'X40' WITH ALLEY	24	94	26									20		164
40'X125' WITH ALLEY	32	34		73								243	5	337
TOTAL RESIDENTIAL LOTS	174	267	182	149	356	136	107	242	183	166		263	5	2210
AMENITY CENTER														1
PARK / OPEN SPACE	1	3	3	1	5	5	7	12	6	2	7	3		56
TOTAL LOTS	175	270	185	150	361	141	114	259	189	168		270	7	2266

UNIT: TYPE MINIMUM AND MAXIMUM ESTABLISHED IN EXHIBIT F OF THE DEVELOPMENT AGREEMENT WILL BE MET.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON-RESIDENTIAL UNITS	± AC	DENSITY
100'X120' TYP	136			
50'X125' TYP	1073		573.3	3.8
40'X140' WITH ALLEY	164			
40'X125' WITH ALLEY	337			
AMENITY CENTER		1	4.8	
PARK / OPEN SPACE		56	255.8	
MAJOR R.O.W. DEDICATION			35.6	
TOTAL	2210	56	879.5	2.6

LAND USE AREA

USES	ACRES	DENSITY
GROSS AREA	819.0	2210 / 819.0 = 2.7 D.U./AC.
RIGHT-OF-WAY	182.9	
FLOODPLAIN	106.1	
OPEN SPACE / PARK	99.7	
AMENITY CENTER	4.8	
NET AREA	436.0	2210 / 436.0 = 5.1 D.U./AC.

**PAPE-DAWSON ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS |  
201 MAIN STREET, STE 901 | FORT WORTH, TX 76102 | (817) 762-3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 1470

**LAKESONG**

OWNER / DEVELOPER

HC GRM, LLC  
8200 DOWD AVE SUITE 300  
DALLAS, TEXAS 75225  
EMAIL: [info@hcg.com](mailto:info@hcg.com)  
OFFICE: [info@hcg.com](mailto:info@hcg.com)

PRELIMINARY PLAT OF  
LAKESONG - PHASE 2

BEING TRACT OF LAND SITUATE IN THE S.A. & J.A. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 108, J. THOMPSON SURVEY, ABSTRACT NO. 104, AND T.I.A. REVEY SURVEY, ABSTRACT NO. 103, BEING OUT OF THE RACES OF LAND DISCLOSED BY DEED TO HC GRM, LLC, AS RECORDED IN INSTRUMENT NO. 221362, DEED RECORDED IN EL PASO COUNTY, TEXAS PUBLIC RECORDS, BEING A PORTION OF THE TRACT OF LAND DESCRIBED BY DEED TO HC HARMONY HILL, LLC, AS RECORDED IN INSTRUMENT NO. 2224133, AND 2224134, D.E.C.T., EL PASO COUNTY, TEXAS.

CASE NUMBER PLI-24-11-0043  
PAGE 2 - OVERALL

PLI_ISSUE DATE	11-12-2024	REFERENCE CASE NO.	PLI24-11-0043
PP_REVISION	12-13-2024		
PP_APPROVED DATE			

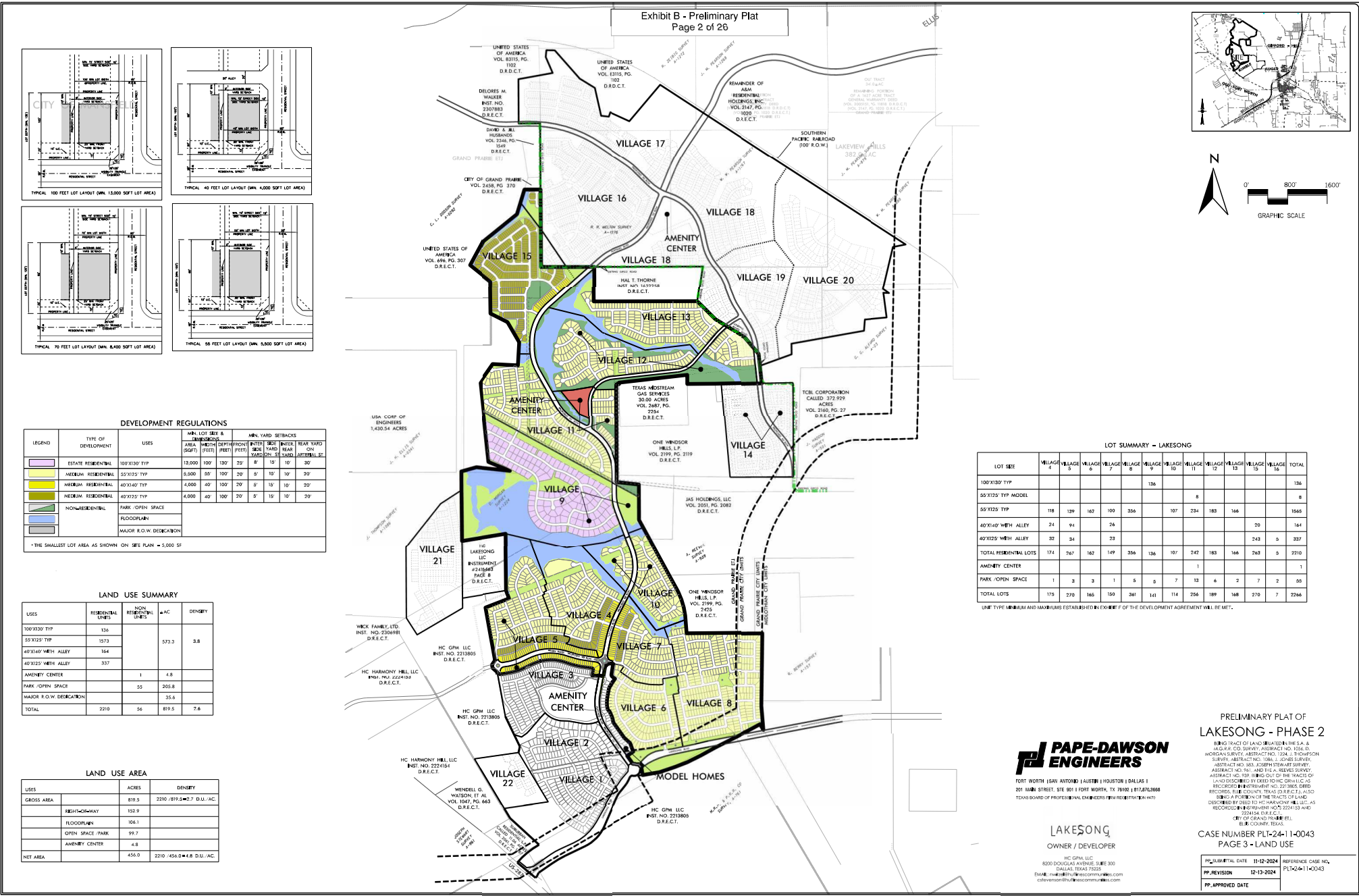
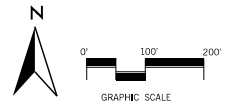
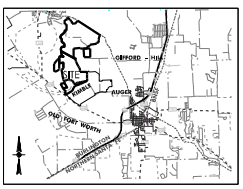
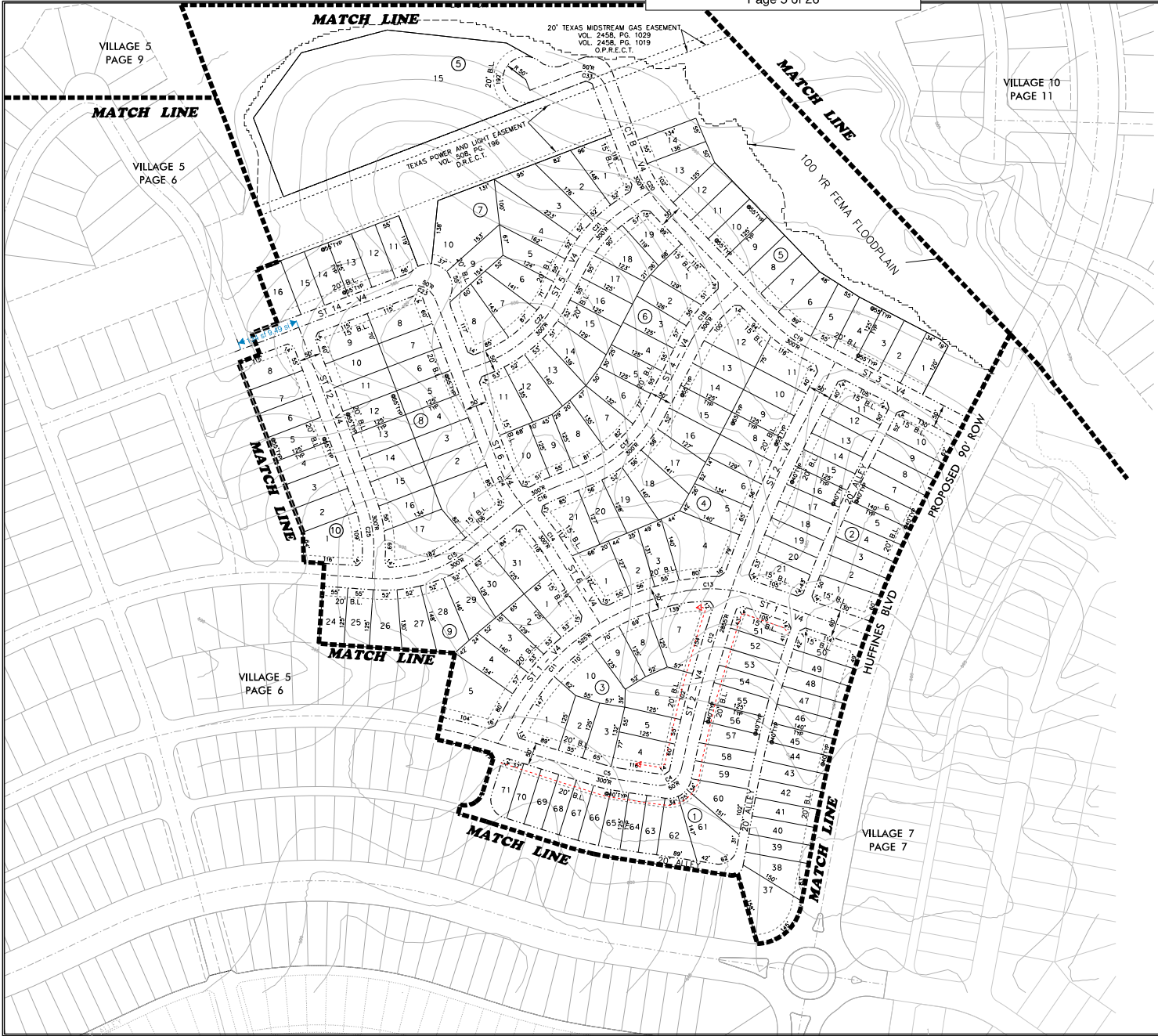






Exhibit B - Preliminary Plat  
Page 5 of 26



PRELIMINARY PLAT OF  
LAKESONG

BEING TRACTS OF LAND RELIANT TO THE S.A. & M.C. & P. CO. SURVEY ABSTRACT NO. 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 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Page 8 of 26

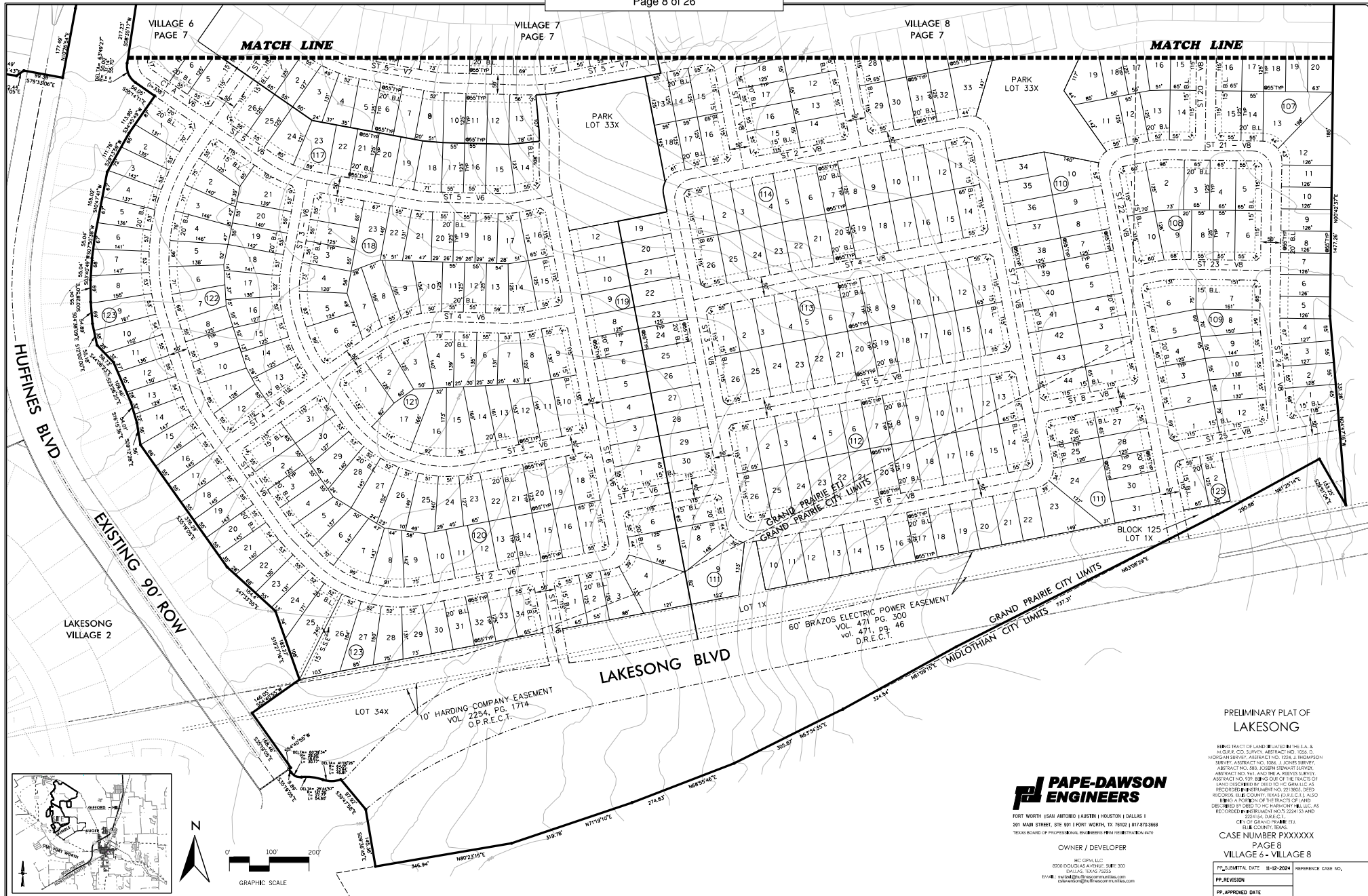
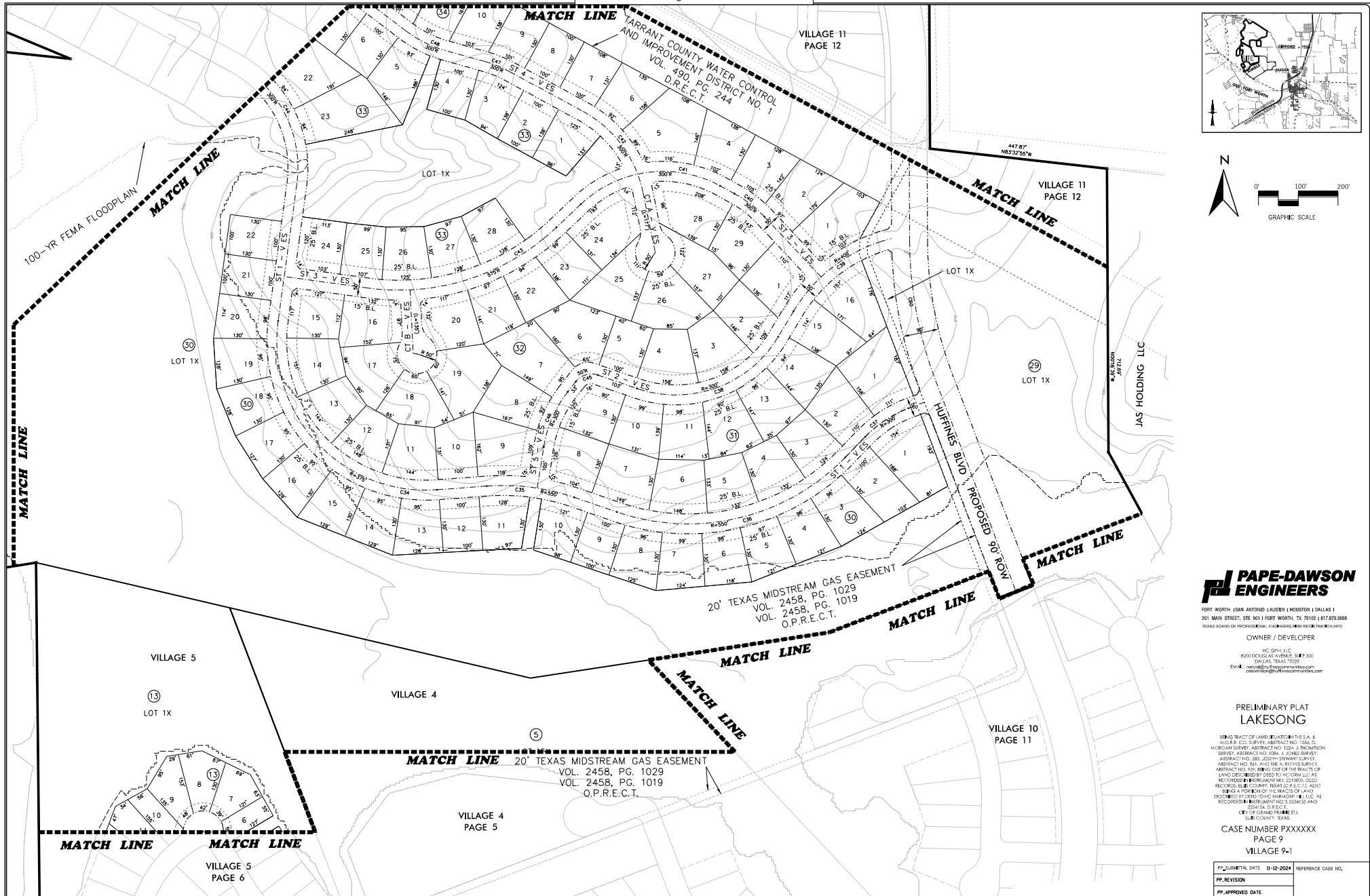
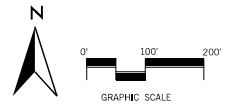
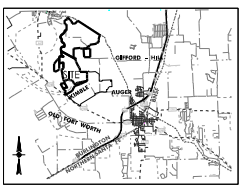
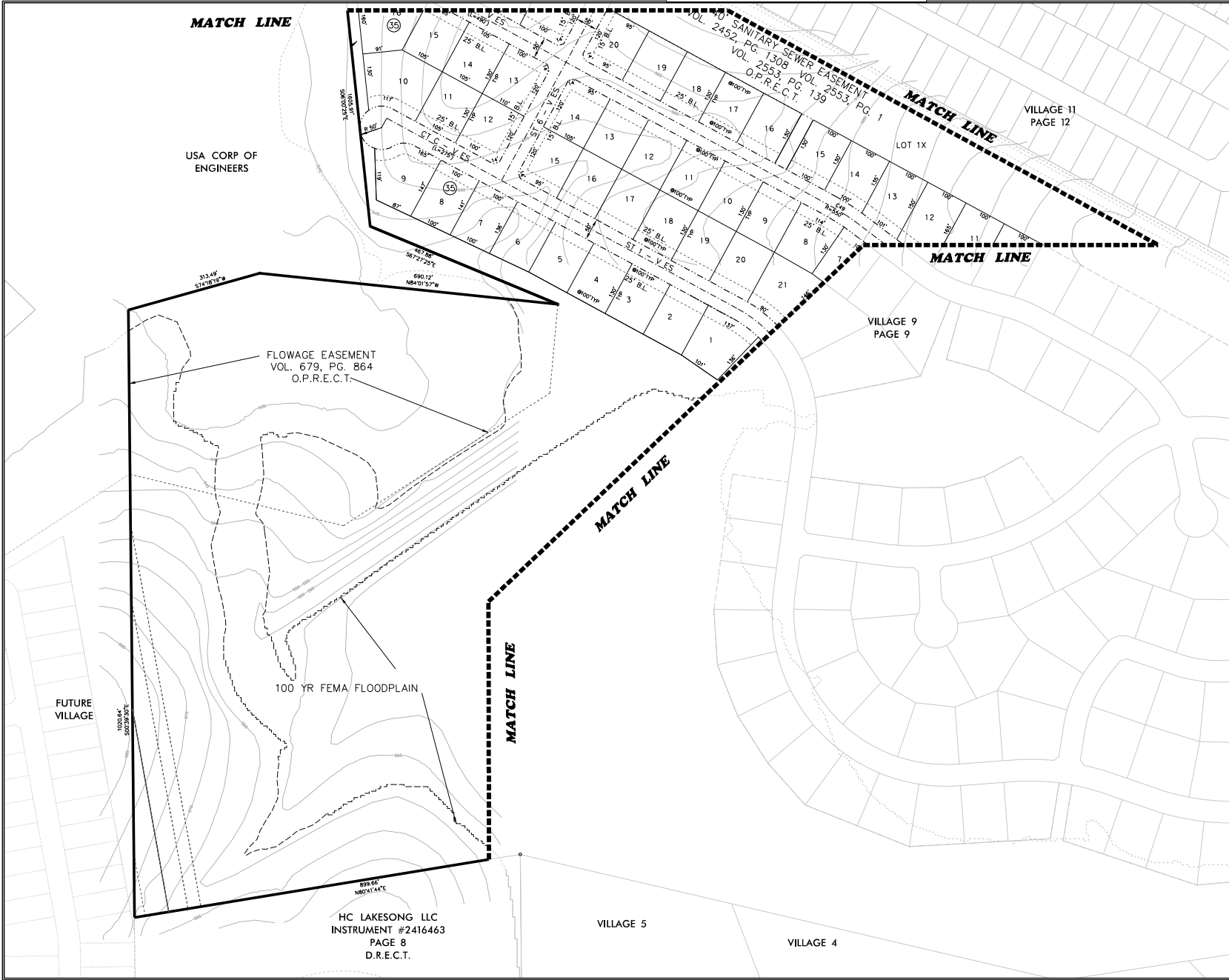


Exhibit B - Preliminary Plat  
Page 9 of 26







**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
201 MAIN STREET, STE. 901 | FORT WORTH, TX 76102 | 817.890.8888  
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #14474

OWNER / DEVELOPER  
HC GPA, LLC  
8000 DOWLING AVENUE, SUITE 300  
DALLAS, TEXAS 75228  
PMA# 14444 | [info@hcgpa.com](mailto:info@hcgpa.com) | [www.hcgpa.com](http://www.hcgpa.com)

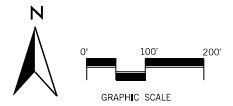
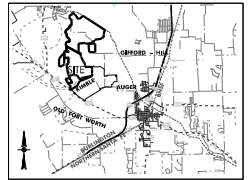
**PRELIMINARY PLAT  
LAKESONG**

BEING TRACT OF LAND LOCATED IN THE S.A. & N.W. 1/4 SEC. 36, T.10N. R.10E. S.10E. (MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1206, J. JONES SURVEY, ABSTRACT NO. 385, JOSEPH STEWART SURVEY, ABSTRACT NO. 381, AND THE A. BEVINS SURVEY, ABSTRACT NO. 439, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY CREDIT TO HC GPA, LLC, AS RECORDED IN INSTRUMENT NO. 221303, DEED RECORDED IN PUBLIC COUNTY BOOK 04, PAGE 11, AND BEING A PORTION OF THE TRACTS OF LAND RECORDED BY CREDIT TO HC GPA, LLC, AS RECORDED IN INSTRUMENT NO. 2224153 AND INSTRUMENT NO. 2224154 AND INSTRUMENT NO. 2224155.

CASE NUMBER PXXXXXX  
PAGE 10  
VILLAGE 9-2

PP SUBMITTAL DATE	11-12-2024	REFERENCE CASE NO.
PP REVISION		
PP APPROVED DATE		

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**PAPE-DAWSON  
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS |  
201 MAIN STREET, STE 901 | FORT WORTH, TX 76102 | 817.879.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

OWNER / DEVELOPER

HC GPA, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
EMAIL: [nwizel@huffline.com](mailto:nwizel@huffline.com); [info@huffline.com](mailto:info@huffline.com)

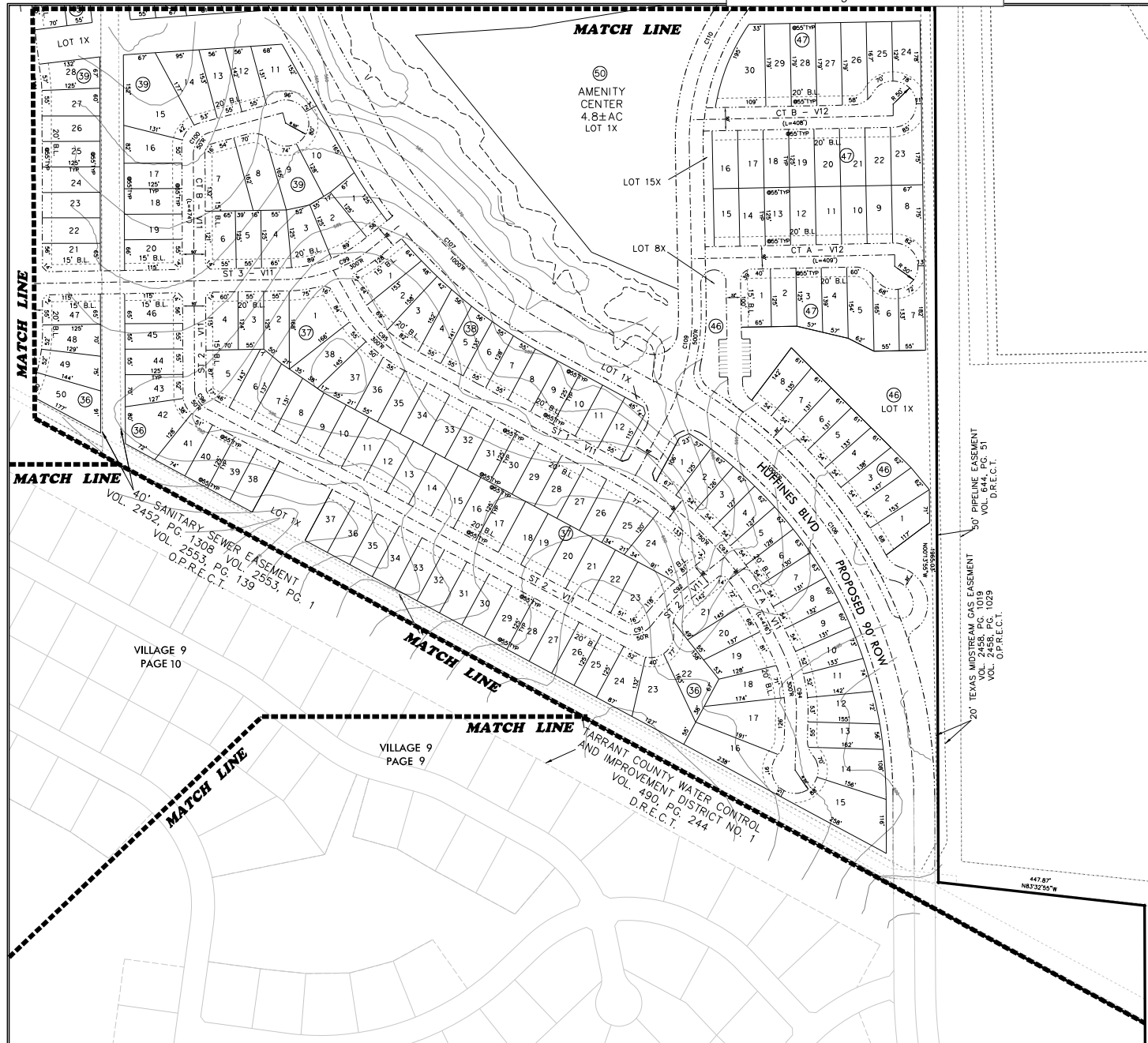
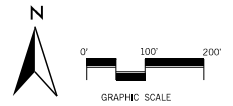
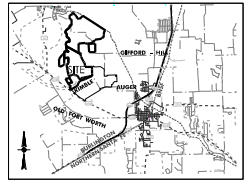
PRELIMINARY PLAT OF  
LAKESONG

BEING TRACT OF LAND SITUATE IN THE S.E. &  
M.G.F.R. CO. SURVEY, ABSTRACT NO. 1056, D.  
MICHAN SURVEY, ASSHURMAN TRACT NO. 1224, D.  
JONES SURVEY, ABSTRACT NO. 1084, J. JONES SURVEY,  
ABSTRACT NO. 583, JOSEPH STEWART SURVEY,  
ABSTRACT NO. 961, AND E. A. RIEVES SURVEY,  
ABSTRACT NO. 939, BEING OUT OF THE TRACTS OF  
LAND DESCRIBED BY DEED TO HC GRAM LLC AS  
RECORDED IN INSTRUMENT NO. 221453, DEED  
RECORDS, EL PASO COUNTY, TEXAS (D.R.E.C.T.), ALSO  
BEING A PORTION OF THE TRACTS OF LAND  
DESCRIBED BY DEED TO HC HARMONY, LLC, AS  
RECORDED IN INSTRUMENT NO. 2224153 AND

2224154, D.R.E.C.T.,  
CITY OF GRAND PRairie ET AL,  
BUE COUNTY, TEXAS

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VILLAGE 10

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PP_REVISION		
PP_APPROVED DATE		



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ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS |  
201 MAIN STREET, STE 901 | FORT WORTH, TX 76102 | 817.870.3658

OWNER / DEVELOPER

HC GPM, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
EMAIL: [murzel@hufinescommunities.com](mailto:murzel@hufinescommunities.com)  
[csdeverson@hufinescommunities.com](mailto:csdeverson@hufinescommunities.com)

PRELIMINARY PLAT OF  
LAKESONG

BEING TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1086, J. JONES SURVEY, ABSTRACT NO. 583, JOSEPH STEWART SURVEY, ABSTRACT NO. 961, AND THE A. RUEYVS SURVEY, ABSTRACT NO. 939. BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC GRAM LLC AS RECORDED IN INSTRUMENT NO. 2213605, DEED RECORDS, ELIAS COUNTY, TEXAS (D.R.E.C.I.). ALSO BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY LLC, AS RECORDED IN INSTRUMENT NO. 5 2224153 AND

2224154, D.R.E.C.T.,  
CITY OF GRAND PRairie ET AL,  
ELLIS COUNTY, TEXAS

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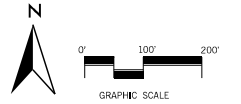
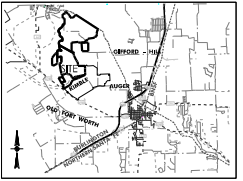
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PP_SUBMITTAL DATE	11-12-2024	REFERENCE CASE NO.
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PP_REVISION
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PP_APPROVED DATE
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**PAPE-DAWSON  
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS |  
201 MAIN STREET, STE 901 | FORT WORTH, TX 76102 | 817.870.3868  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

OWNER / DEVELOPER

HC GPM, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
EMAIL: [rwelzel@huffnisscommunities.com](mailto:rwelzel@huffnisscommunities.com)  
[calvetenson@huffnisscommunities.com](mailto:calvetenson@huffnisscommunities.com)

PRELIMINARY PLAT OF  
LAKESONG

BEING TRACT OF LAND SITUATED IN THE S.A. & M.G.P.R. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1086, J. JONES SURVEY, ABSTRACT NO. 583, JOSEPH STEWART SURVEY, ABSTRACT NO. 961, AND THE A. RIEVES SURVEY, ABSTRACT NO. 939, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC GARMILL AS RECORDED IN INSTRUMENT NO. 2213605, ALSO RECORDED IN INSTRUMENT NO. 2213605, DEED RECORDS, EL PASO COUNTY, TEXAS, D.R.E.C. 3, BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY, LLC, AS RECORDED IN INSTRUMENT NO. 2224153 AND 2224154, D.R.E.C. 3.

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PAGE 13  
VILLAGE 11-2

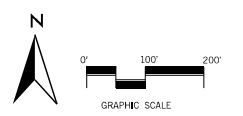
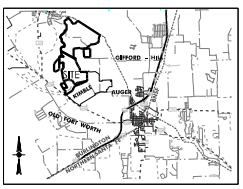
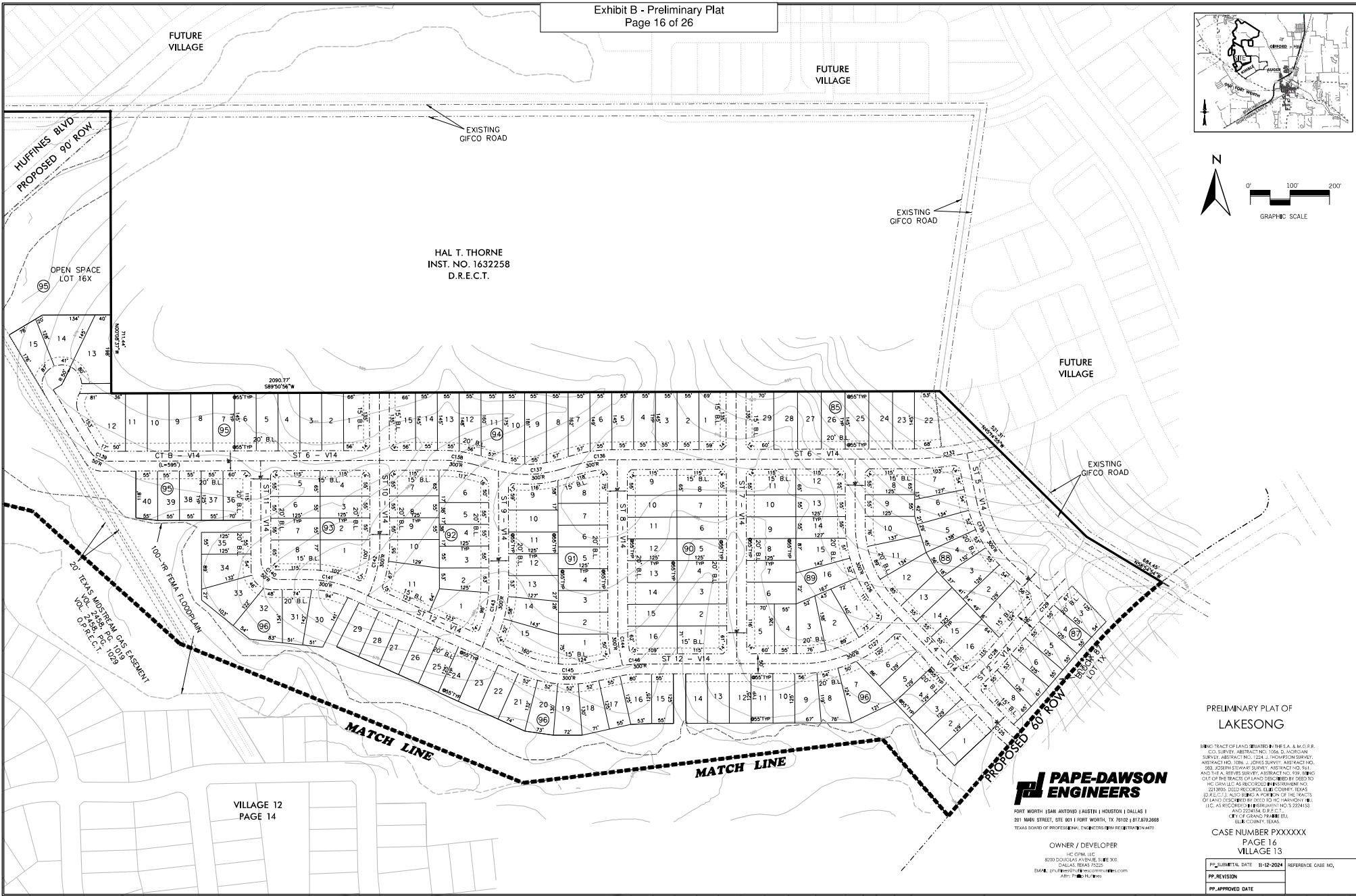
PP_SUBMITTAL DATE	11-12-2024	REFERENCE CASE NO.
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PP_APPROVED DATE		







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PRELIMINARY PLAT OF  
LAKESONG

BEING TRACTS OF LAND SITUATED IN THE E.A. & M.C.B.R. CO. SURVEY, ABSTRACT NO. 108, L. H. JOHNSON SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 108, L. COLE SURVEY, ABSTRACT NO. 383, JOSEPH STEWART SURVEY, ABSTRACT NO. 911, AND THE A. BERRY SURVEY, ABSTRACT NO. 109, BEING CUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC CONSTRUCTION, LLC, RECORDS, EL PASO COUNTY, TEXAS (233893), DEED RECORDS, EL PASO COUNTY, TEXAS (233893), ALSO BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC CONSTRUCTION, LLC, AS RECORDED IN INSTRUMENT NO. 3, 2204153, AND 2204154, D.E.C.T., BOOK 17 OF GRANT FRAME 114, EL PASO COUNTY, TEXAS.

CASE NUMBER PXXXXXX  
PAGE 16  
VILLAGE 13

PP SUBMITTAL DATE	11-12-2024	REFERENCE CASE NO.
PP REVISION		
PP APPROVED DATE		

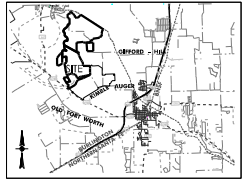
OWNER / DEVELOPER  
HC GPW, LLC  
8000 DOWLING AVENUE, SUITE 100  
DALLAS, TEXAS 75225  
DIA: L. C. P. 11-12-2024  
AEP: 11-12-2024

PEAPE-DAWSON  
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS |  
201 MAIN STREET, STE 901 | FORT WORTH, TX 76102 | 817.870.3808  
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION 16410





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CENTERLINE CURVE DATA						
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	10° 46' 54"	1050.000	145.53	289.226	N72° 35' 22.14"E	286.31
C2	42° 42' 51"	1050.000	410.58	765.777	N80° 03' 19.32"E	764.78
C3	8° 49' 28"	1050.000	81.02	161.717	S76° 59' 59.35"E	161.96
C4	87° 06' 37"	300.000	47.54	76.018	N55° 01' 58.23"E	68.97
C5	8° 49' 28"	300.000	23.15	46.206	S76° 59' 59.35"E	46.16
C6	42° 42' 51"	1350.000	527.89	1006.427	N80° 03' 19.32"E	983.28
C7	15° 46' 56"	750.000	103.95	206.590	N72° 35' 22.14"E	205.94
C8	20° 37' 54"	600.000	54.10	107.008	N00° 02' 45.96"E	106.49
C9	20° 37' 54"	600.000	109.21	216.055	N00° 02' 47.34"E	214.89
C10	5° 45' 55"	300.000	15.11	30.186	N17° 57' 54.58"W	30.17
C11	52° 30' 53"	525.000	258.99	481.192	S55° 01' 09.08"E	464.53
C12	15° 59' 43"	2855.000	401.12	797.028	N19° 28' 31.19"E	794.44
C13	27° 43' 19"	300.000	74.03	145.151	N84° 51' 44.87"E	143.74
C14	5° 23' 31"	300.000	14.13	28.232	N34° 19' 45.42"E	28.22
C15	43° 50' 07"	300.000	120.71	229.521	N72° 05' 55.97"E	223.86
C16	18° 03' 40"	300.000	47.68	94.568	N59° 12' 42.41"E	94.18
C17	40° 46' 10"	300.000	111.48	213.468	N47° 01' 27.50"E	208.99
C18	18° 38' 37"	300.000	49.54	97.618	N36° 47' 41.06"E	97.19
C19	18° 38' 37"	300.000	49.24	97.618	N33° 12' 18.94"E	97.19
C20	23° 02' 49"	300.000	61.16	120.673	N32° 21' 35.98"E	119.86
C21	27° 58' 10"	300.000	74.76	146.535	S41° 27' 57.54"E	145.08
C22	41° 40' 46"	300.000	114.20	218.232	S48° 18' 45.30"E	213.45
C23	90° 00' 00"	50.000	78.540	N65° 50' 51.92"E		70.71
C24	16° 10' 39"	300.000	42.64	84.705	N28° 56' 11.42"E	84.42
C25	24° 51' 52"	300.000	66.14	130.189	N08° 24' 56.15"E	129.17
C26	24° 51' 52"	1000.000	220.45	433.964	N81° 35' 03.85"E	430.57
C27	16° 29' 58"	300.000	43.49	86.387	N12° 38' 54.42"E	86.08
C28	14° 56' 22"	300.000	39.33	78.222	N72° 10' 04.77"E	78.07
C29	79° 30' 52"	50.000	41.80	69.390	N29° 23' 41.84"E	63.95
C30	41° 47' 57"	300.000	114.56	218.860	N00° 03' 06.52"E	214.04

CENTERLINE CURVE DATA						
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C31	37° 53' 11"	300.000	102.97	198.372	N39° 53' 40.36"E	194.78
C32	90° 14' 39"	50.000	50.21	78.762	S76° 15' 58.97"E	70.86
C33	90° 04' 34"	50.000	50.07	78.695	N65° 52' 28.57"E	70.76
C34	102° 04' 23"	375.000	463.69	686.066	N43° 15' 05.49"E	583.16
C35	23° 16' 00"	560.000	113.23	223.344	N82° 39' 16.91"E	221.81
C36	64° 55' 16"	560.000	349.86	623.189	S76° 31' 04.82"E	585.39
C37	25° 06' 14"	300.000	66.79	131.443	S56° 36' 33.44"E	130.39
C38	78° 07' 02"	300.000	243.44	490.621	S69° 55' 12.15"E	378.07
C39	51° 42' 52"	400.000	193.86	361.036	S56° 43' 07.44"E	348.90
C40	18° 14' 14"	300.000	48.15	95.490	N52° 22' 25.84"E	95.09
C41	72° 01' 07"	300.000	218.04	377.088	S82° 29' 53.80"E	352.75
C42	40° 47' 39"	300.000	111.55	215.587	N41° 05' 43.38"E	209.11
C43	51° 17' 46"	575.000	276.09	514.788	S72° 08' 13.12"E	497.77
C44	69° 16' 39"	300.000	207.26	362.736	N28° 51' 13.43"E	341.04
C45	70° 45' 41"	50.000	35.51	61.751	S73° 35' 52.31"E	57.90
C46	29° 15' 22"	300.000	78.30	153.185	S23° 35' 20.42"E	151.53
C47	12° 55' 15"	300.000	37.85	77.653	N67° 57' 10.77"E	77.51
C48	21° 38' 52"	300.000	37.27	115.713	N63° 36' 21.60"E	112.50
C49	8° 41' 37"	300.000	41.81	83.454	N57° 06' 44.99"E	83.37
C50	73° 43' 58"	50.000	37.50	64.344	S76° 15' 23.08"E	60.07
C51	18° 12' 10"	300.000	48.06	95.309	N57° 46' 33.04"E	94.91
C52	10° 48' 06"	300.000	28.36	56.557	N58° 07' 38.62"E	56.47
C53	89° 59' 52"	50.000	50.00	78.538	N65° 50' 15.65"E	70.71
C54	15° 57' 52"	373.103	52.32	103.958	S30° 25' 55.03"E	103.62
C55	44° 42' 20"	300.000	123.36	236.077	S48° 05' 50.90"E	228.18
C56	30° 02' 15"	300.000	80.49	157.276	N78° 25' 49.05"E	155.48
C57	21° 38' 04"	300.000	57.32	113.278	N39° 24' 20.57"E	112.61
C58	30° 05' 41"	300.000	80.65	157.576	N39° 10' 31.87"E	156.77
C59	22° 17' 16"	500.000	98.49	194.498	N09° 41' 41.58"E	193.27
C60	20° 31' 37"	1000.000	181.07	358.264	N10° 34' 31.17"E	356.35

CENTERLINE CURVE DATA						
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C61	48° 18' 42"	1000.000	448.49	843.199	N63° 19' 01.47"E	816.44
C62	17° 01' 29"	300.000	294.17	742.833	N18° 57' 38.47"E	742.10
C63	78° 18' 30"	50.000	40.71	68.337	S79° 08' 30.59"E	63.14
C64	11° 40' 55"	300.000	30.69	61.166	S45° 49' 43.08"E	61.06
C65	21° 07' 33"	762.100	142.11	280.998	S51° 03' 20.57"E	279.41
C66	28° 00' 48"	300.000	74.83	146.675	S12° 27' 33.09"E	145.22
C67	32° 02' 04"	300.000	86.12	167.731	S45° 41' 12.86"E	165.56
C68	61° 24' 34"	400.000	299.59	535.990	N30° 59' 57.69"E	510.06
C69	28° 43' 13"	300.000	76.80	150.379	N14° 13' 24.81"E	148.81
C70	28° 13' 39"	300.000	78.22	153.035	N76° 19' 04.29"E	151.38
C71	38° 06' 04"	300.000	103.59	199.497	S70° 01' 03.99"E	185.84
C72	75° 15' 02"	50.000	38.54	65.669	N37° 18' 50.38"E	61.05
C73	6° 55' 50"	300.000	18.17	36.289	N03° 36' 06.80"E	36.27
C74	28° 25' 57"	300.000	76.00	148.872	N14° 04' 48.82"E	147.35
C75	6° 55' 50"	300.000	18.17	36.289	N03° 36' 06.80"E	36.27
C76	22° 07' 51"	300.000	58.67	115.877	S71° 52' 02.49"E	115.16
C77	90° 00' 00"	50.000	50.00	78.540	N52° 04' 01.87"E	70.71
C78	61° 25' 32"	1000.000	583.69	1071.407	N31° 05' 38.94"E	1020.97
C79	32° 30' 21"	1000.000	391.53	967.336	N45° 27' 03.89"E	959.76
C80	29° 01' 29"	1000.000	208.85	506.575	N14° 41' 08.83"E	501.18
C81	29° 25' 15"	300.000	131.27	256.745	N13° 35' 08.00"E	253.93
C82	84° 48' 51"	500.000	456.68	740.144	N41° 16' 56.31"E	674.39
C83	8° 11' 20"	300.000	21.48	42.877	N54° 16' 43.77"E	42.84
C84	20° 29' 51"	300.000	54.24	107.324	S63° 16' 03.98"E	106.75
C85	14° 48' 12"	300.000	39.02	77.597	S47° 11' 32.16"E	73.87
C86	43° 00' 12"	311.823	122.84	234.038	S58° 18' 19.64"E	228.58
C87	48° 50' 29"	300.000	136.22	255.732	S66° 05' 51.17"E	248.08
C88	16° 30' 11"	300.000	43.51	86.410	S61° 16' 13.47"E	86.11
C89	14° 28' 24"	584.229	74.01	147.241	N59° 04' 27.74"E	146.85
C90	18° 25' 13"	300.000	48.64	96.448	S81° 18' 29.09"E	96.03

BOUNDARY CURVE DATA						
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C171	15° 40' 19"	43.129	5.80	11.523	S87° 27' 18.25"E	11.49
C172	14° 02' 10"	38.500	7.32	14.761	S89° 25' 48.64"E	14.54
C173	45° 57' 48"	80.000	33.65	64.037	N33° 22' 47.43"E	63.84
C174	9° 55' 48"	99.500	8.64	17.245	N51° 29' 46.31"E	17.22
C175	52° 12' 24"	80.000	39.20	72.884	N72° 29' 04.37"E	70.40

CENTERLINE CURVE DATA						
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C119	16° 48' 00"	300.000	44.30	87.964	S90° 29' 52.54"E	87.86
C120	40° 24' 13"	300.000	110.38	211.553	N28° 21' 19.46"E	207.20
C121	16° 14' 08"	300.000	42.79	85.009	N14° 16' 16.85"E	84.72
C124	16° 59' 02"	300.000	44.79	88.927	S76° 06' 10.09"E	88.60
C125	6° 07' 39"	300.000	16.06	32.083	N46° 21' 19.55"E	32.07
C126	43° 07' 19"	300.000	116.54	225.786	N21° 43' 50.80"E	220.49
C127	43° 07' 19"	300.000	116.54	225.786	S68° 16' 09.20"E	220.49
C128	6° 07' 39"	300.000	16.06	32.083	N43° 38' 40.45"E	32.07
C129	3° 14' 11"	1700.000	48.02	96.023	N42° 11' 56.81"E	96.01
C130	43° 06' 31"	300.000	197.50	376.193	N62° 08' 06.99"E	367.38
C131	2° 04' 06"	1500.000	27.08	54.147	N41° 36' 55.53"E	54.14
C132	13° 06' 16"	800.000	91.89	182.973	S83° 16' 40.26"E	182.57
C133	90° 00' 00"	50.000	50.00	78.540	N85° 34' 51.77"E	70.71
C134	4° 28' 58"	1200.000	48.77	97.498	N42° 48' 56.48"E	97.47
C135	35° 44' 39"	300.000	96.74	181.146	N29° 28' 23.75"E	184.14
C136	19° 07' 27"	382.842	64.49	127.780	S78° 56' 28.51"E	127.19
C137	31° 33' 30"	300.000	84.77	165.339	S89° 13' 15.01"E	163.16
C138	15° 10' 11"	300.000	39.95	79.429	N82° 35' 05.67"E	79.20
C139	59° 02' 29"	50.167	28.41	51.696	N60° 32' 28.05"E	49.44
C140	90° 00' 00"	50.000	50.00	78.540	N45° 10' 11.34"E	70.71
C141	24° 18' 28"	300.000	64.61	127.272	N78° 00' 58.51"E	126.32
C142	24° 18' 28"	300.000	64.61	127.272	N11° 59' 01.49"E	126.32
C143	24° 18' 28"	300.000	64.61	127.272	N11° 59' 01.49"E	126.32
C144	12° 21' 58"	300.000	32.50	64.749	N08° 21' 10.53"E	64.62
C145	36° 40' 24"	300.000	99.43	192.021	N84° 11' 57.69"E	188.78
C146	12° 21' 58"	300.000	32.50	64.749	S83° 38' 49.47"E	64.62
C147	90° 00' 00"	50.000	50.00	78.540	N46° 06' 07.58"E	70.71
C148	36° 18' 29"	300.000	163.79	316.558	S85° 33' 07.28"E	311.30
C149	83° 59' 59"	50.000	44.37	72.576	S88° 59' 51.87"E	66.37
C150	5° 12' 30"	6000.000	27.29	54.543	N03° 42' 26.09"E	54.52



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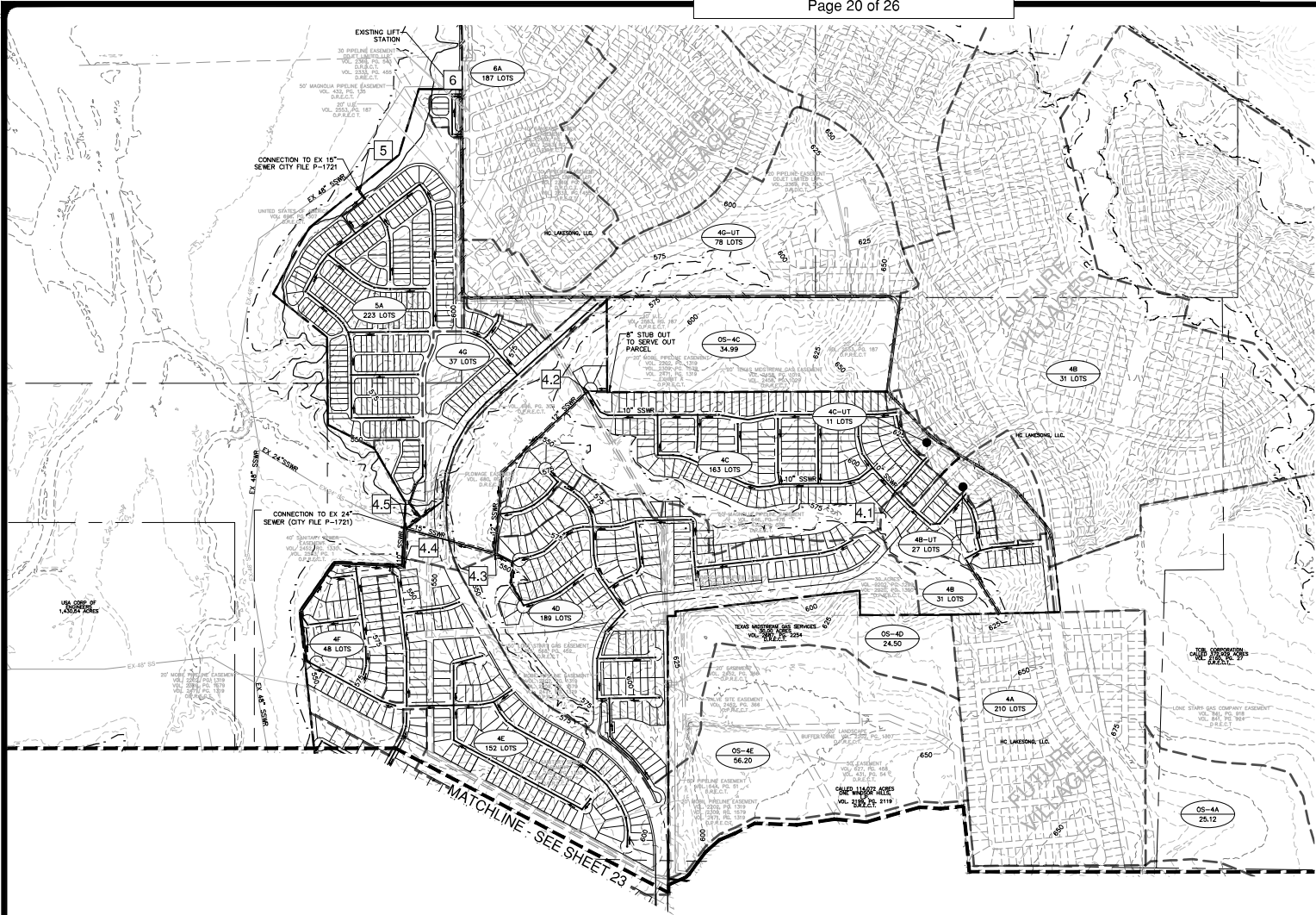




Exhibit B - Preliminary Plat  
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Proposed Sanitary Sewer Flow Calculations with Design Point Designations														
SUBBASIN ID	LAND USE	BASIN ACREAGE	LOTS/ DWELLING UNITS	POPULATIO N SERVED (CAPITA)	HARMON PEAKING FACTOR	MAIN SIZE (in)	DESIGN MIN SLOPE (%)	Q - FULL PIPE (CFS)	Q - FULL (GPM)	Q - FULL (MGD)	Q DESIGN (GPM)	Q - DESIGN PIPE (CFS)	Q - DESIGN (MGD)	Capacity %
OS-1A	UNDEVELOPED	278.84	666	3346	3.4	15	0.16	2.60	1,163	1.67	700	1.76	1.14	67.08
1A	SF Residential		107	375	4.0	8	0.40	0.77	344	0.50	105	0.23	0.15	30.52
FLOW TO DESIGN POINT 1.1														
				3721	3.4	15	0.16	2.69	1,163	1.67	668	1.93	1.26	74.68
OS-1C	UNDEVELOPED	15.01	54	187	4.2	8	0.40	0.77	344	0.50	54	0.12	0.08	15.73
1C	SF Residential		120	420	4.0	8	0.40	0.77	344	0.50	117	0.26	0.17	34.02
OS-1D	UNDEVELOPED	0.69	30	104	4.2	8	0.40	0.77	344	0.50	31	0.07	0.04	6.92
1D	SF Residential		186	651	3.9	8	0.40	0.77	344	0.50	177	0.39	0.25	51.43
FLOW TO DESIGN POINT 1.2														
				1363	3.7	10	0.29	1.10	531	0.76	351	0.70	0.51	66.11
DP 1.2	SF Residential			1363	3.7	10	0.29	1.18	531	0.78	351	0.78	0.51	66.11
1E	SF Residential		104	364	4.0	8	0.40	0.77	344	0.50	102	0.23	0.15	29.70
1F	SF Residential		242	847	3.8	8	0.40	0.77	344	0.50	220	0.50	0.33	65.76
FLOW TO DESIGN POINT 1.3														
				2574	3.5	12	0.22	1.68	792	1.08	625	1.29	0.90	83.14
DP 1.3	SF Residential			2574	3.5	12	0.22	1.69	792	1.07	668	1.93	1.25	74.68
DP 1.3	SF Residential			2574	3.5	12	0.22	1.68	792	1.08	625	1.30	0.90	83.14
1B	SF Residential		30	137	4.2	8	0.40	0.77	344	0.50	40	0.03	0.06	11.50
FLOW TO DESIGN POINT 1.4														
				6431	3.1	18	0.12	3.65	1,637	2.36	1,403	3.13	2.02	85.68
DP 1.4	SF Residential			6431	3.1	18	0.12	3.65	1,637	2.36	1,403	3.13	2.02	85.68
1G	SF Residential		32	112	4.2	8	0.40	0.77	344	0.50	33	0.07	0.05	9.57
1H	SF Residential		89	242	4.1	8	0.40	0.77	344	0.50	89	0.15	0.10	20.08
FLOW TO DESIGN POINT 1.5														
				6764	3.1	18	0.12	3.65	1,637	2.36	1,470	3.27	2.12	89.76

Assumptions:  
People per Lot (Single-Family) = 3.5  
People per Acre (Office) = 12  
Average Load per Person per Day (GPD) = 100

Proposed Sanitary Sewer Flow Calculations with Design Point Designations														
SUBBASIN ID	LAND USE	BASIN ACREAGE	LOTS/ DWELLING UNITS	POPULATION SERVED (CAPITA)	HARMON PEAKING FACTOR	MAIN SIZE (in)	DESIGN MIN SLOPE (%)	Q - FULL PIPE (CFS)	Q - FULL (GPM)	Q - FULL (MGD)	Q DESIGN (GPM)	Q - DESIGN PIPE (CFS)	Q - DESIGN (MGD)	Capacity %
2A	SF Residential		167	585	3.9	8	0.40	0.77	344	0.50	160	0.36	0.23	46.18
FLOW TO DESIGN POINT 2														
				585	3.9	8	0.40	0.77	344	0.50	160	0.36	0.23	46.18

Assumptions:  
People per Lot (Single-Family) = 3.5  
People per Acre (Office) = 12  
Average Load per Person per Day (GPD) = 100

Proposed Sanitary Sewer Flow Calculations with Design Point Designations														
SUBBASIN ID	LAND USE	BASIN ACREAGE	LOTS/ DWELLING UNITS	POPULATION SERVED (CAPITA)	HARMON PEAKING FACTOR	MAIN SIZE (in)	DESIGN MIN SLOPE (%)	Q - FULL PIPE (CFS)	Q - FULL (GPM)	Q - FULL (MGD)	Q DESIGN (GPM)	Q - DESIGN PIPE (CFS)	Q - DESIGN (MGD)	Capacity %
3A	SF Residential		17	60	4.3	8	0.40	0.77	344	0.50	18	0.04	0.03	5.16
FLOW TO DESIGN POINT 3														
				60	4.3	8	0.40	0.77	344	0.50	18	0.04	0.03	5.16

Assumptions:  
People per Lot (Single-Family) = 3.5  
People per Acre (Office) = 12  
Average Load per Person per Day (GPD) = 100

Proposed Sanitary Sewer Flow Calculations with Design Point Designations														
SUBBASIN ID	LAND USE	BASIN ACREAGE	LOTS/ DWELLING UNITS	POPULATIO SERVED (CAPITA)	HARMON PEAKING FACTOR	MAIN SIZE (in)	DESIGN MIN SLOPE (%)	Q - FULL PIPE (CFS)	Q - FULL (GPM)	Q - FULL (MGD)	Q DESIGN (GPM)	Q - DESIGN PIPE (CFS)	Q - DESIGN (MGD)	Capacity %
OS-4A	UNDEVELOPED	26.12	89	301	4.1	8	0.40	0.77	344	0.50	85	0.10	0.12	24.82
4A	SF Residential		210	735	3.9	8	0.40	0.77	344	0.50	186	0.44	0.29	57.62
4B UT	SF Residential		27	95	4.3	8	0.40	0.77	344	0.50	28	0.08	0.04	8.11
4B	SF Residential		31	109	4.2	8	0.40	0.77	344	0.50	32	0.07	0.05	9.28
FLOW TO DESIGN POINT 4.1														
				1239	3.7	10	0.29	1.18	531	0.76	322	0.72	0.46	60.60
DP 4.1	SF Residential			1239	3.7	10	0.29	1.18	531	0.76	322	0.72	0.46	60.60
OS-4C	UNDEVELOPED	34.99	120	420	4.0	8	0.40	0.77	344	0.50	117	0.26	0.17	34.01
4C UT	SF Residential		11	39	4.3	8	0.40	0.77	344	0.50	12	0.03	0.02	3.37
4C	SF Residential		163	571	3.9	8	0.40	0.77	344	0.50	156	0.35	0.23	45.43
FLOW TO DESIGN POINT 4.2														
				2268	3.5	12	0.22	1.68	792	1.08	550	1.24	0.80	74.21
DP 4.2	SF Residential			2268	3.5	12	0.22	1.68	792	1.08	558	1.24	0.80	74.21
OS-4D	UNDEVELOPED	24.50	84	284	4.1	8	0.40	0.77	344	0.50	83	0.10	0.12	24.23
4D	SF Residential		189	652	3.9	8	0.40	0.77	344	0.50	190	0.40	0.26	52.21
FLOW TO DESIGN POINT 4.3														
				3224	3.4	15	0.16	2.89	1,163	1.67	765	1.70	1.10	65.76
OS-4E	UNDEVELOPED	99.20	193	674	3.9	8	0.40	0.77	344	0.50	183	0.41	0.28	53.16
4E	SF Residential		152	532	4.0	8	0.40	0.77	344	0.50	146	0.33	0.21	42.54
4F	SF Residential		48	168	4.2	8	0.40	0.77	344	0.50	49	0.11	0.07	14.16
FLOW TO DESIGN POINT 4.4														
				1374	3.7	10	0.29	1.18	531	0.76	354	0.79	0.51	66.63
DP 4.3	SF Residential			3221	3.4	15	0.16	2.89	1,163	1.67	765	1.70	1.10	65.76
DP 4.4	SF Residential			1374	3.7	10	0.29	1.18	531	0.76	354	0.79	0.51	66.63
4G-UT	SF Residential		78	273	4.1	8	0.40	0.77	344	0.50	78	0.17	0.11	22.58
4G	SF Residential		37	130	4.2	8	0.40	0.77	344	0.50	38	0.08	0.05	11.01
FLOW TO DESIGN POINT 4.5														
				5001	3.2	18	0.12	3.65	1,637	2.36	1,127	2.51	1.62	68.82

Assumptions:  
People per Lot (Single-Family) = 3.5  
People per Acre (Office) = 12  
Average Load per Person per Day (GPD) = 100

Proposed Sanitary Sewer Flow Calculations with Design Point Designations														
SUBBASIN ID	LAND USE	BASIN ACREAGE	LOTS/ DWELLING UNITS	POPULATION SERVED (CAPITA)	HARMON PEAKING FACTOR	MAIN SIZE (in)	DESIGN MIN SLOPE (%)	Q - FULL PIPE (CFS)	Q - FULL (GPM)	Q - FULL (MGD)	Q DESIGN (GPM)	Q - DESIGN PIPE (CFS)	Q - DESIGN (MGD)	Capacity %
FLOW TO DESIGN POINT 4.1														
4C	SF Residential		261	571	3.9	8	0.40	0.77	344	0.50	156	0.35	0.23	45.43
FLOW TO DESIGN POINT 4.2														
				2268	3.5	12	0.22	1.68	752	1.08	550	1.24	0.80	74.21
DP 4.2	SF Residential			2268	3.5	12	0.22	1.68	752	1.08	556	1.24	0.80	74.21
OS-4D	UNDEVELOPED	24.50	84	284	4.1	8	0.40	0.77	344	0.50	83	0.19	0.12	24.23
4D	SF Residential		189	952	3.9	5	0.40	0.77	344	0.50	190	0.40	0.26	52.21
FLOW TO DESIGN POINT 4.3														
				3224	3.4	15	0.16	2.89	1,163	1.67	765	1.70	1.10	65.76
OS-4E	UNDEVELOPED	99.20	193	674	3.9	8	0.40	0.77	344	0.50	183	0.41	0.28	53.16
4E	SF Residential		152	532	4.0	8	0.40	0.77	344	0.50	146	0.33	0.21	42.54
4F	SF Residential		48	168	4.2	8	0.40	0.77	344	0.50	49	0.11	0.07	14.16
FLOW TO DESIGN POINT 4.4														
				1374	3.7	10	0.29	1.18	531	0.76	354	0.79	0.51	66.63
DP 4.3	SF Residential			3221	3.4	15	0.16	2.89	1,163	1.67	765	1.70	1.10	65.76
DP 4.4	SF Residential			1374	3.7	10	0.29	1.18	531	0.76	354	0.79	0.51	66.63
4G-UT	SF Residential		78	273	4.1	8	0.40	0.77	344	0.50	78	0.17	0.11	22.58
4G	SF Residential		37	130	4.2	8	0.40	0.77	344	0.50	38	0.08	0.05	11.01
FLOW TO DESIGN POINT 4.5														
				5001	3.2	18	0.12	3.65	1,637	2.36	1,127	2.51	1.62	68.82

Exhibit B - Preliminary Plat  
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25  
24  
23  
22

LAKESONG KEYMAP  
NOT TO SCALE

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

W ————— PROPOSED WATER LINE

SS ————— PROPOSED SANITARY SEWER LINE

EX-W ————— EXISTING WATER LINE

EX-SS ————— EXISTING SANITARY SEWER LINE

----- PROPERTY BOUNDARY

NOTES:

1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 21 FOR THE TYPICAL UTILITY LOCATION DETAILS.
3. WATER MAIN SIZING BASED ON CITY OF GRAND PRAIRIE CAPITAL IMPROVEMENTS PLAN, CITY COUNCIL DEVELOPMENT COMMITTEE 9/17/24.
4. SEWER MAIN SIZING BASED ON SEWER BASIN CALCULATIONS FOUND ON SHEET 21.
5. FEMA FLOODPLAIN BOUNDARIES AS SHOWN ON FIRM PANELS 48139C00250 & 48139C01350.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

**PAPE-DAWSON ENGINEERS**

301 MAIN ST. STE. 901 1 FT. WORTH, TX 76102 | 817/493-5688  
TEXAS ENGINEERING FIRM #475 | TEXAS SURVEYING FIRM #100800

**LAKESONG**  
CITY OF GRAND PRAIRIE, ETJ  
ELLIS COUNTY, TEXAS  
WATER & SANITARY SEWER LAYOUT (1)

PLAT NO.	6146600
JOB NO.	11/15/24
DATE	11/15/24
DESIGNER	MS
CHECKED	ML, DRAM, WJ
SHEET	22

Date: May 16, 2023, 2:32 PM - User: G. Waples  
File: S:\Projects\11466000\11466000.dwg  
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AVOID MATERIALS PRODUCED BY XEROX; (UNLESS OTHERWISE NOTED, INK COPY) © 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 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5634, 5636, 5638, 5640, 5642, 5644, 5646, 5648, 5650, 56





[illegible]

**LAKESONG KEYMAP**  
NOT-TO-SCALE

SCALE: 1"=200'

0' 200' 400' 600'

**LEGEND**

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- EX-W — EXISTING WATER LINE
- EX-SS — EXISTING SANITARY SEWER LINE
- - - - - PROPERTY BOUNDARY

**NOTES:**

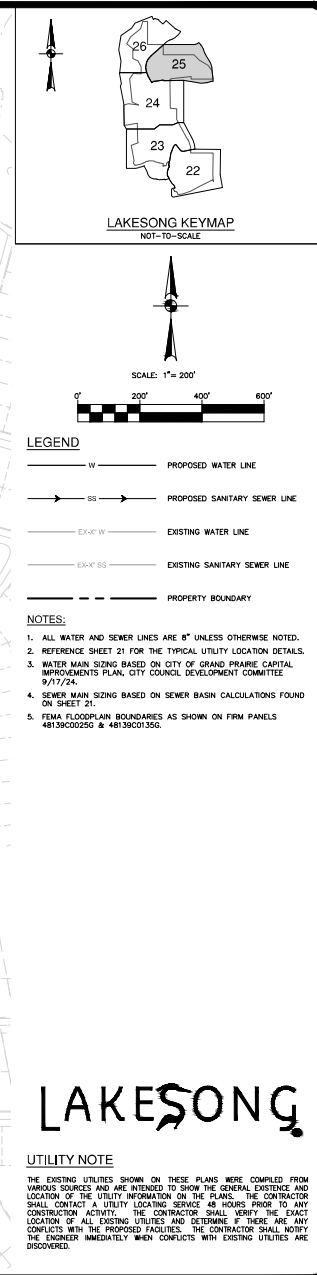
1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 21 FOR THE TYPICAL UTILITY LOCATION DETAILS.
3. WATER MAIN SIZING BASED ON CITY OF GRAND PRAIRIE CAPITAL IMPROVEMENTS PLAN, CITY COUNCIL DEVELOPMENT COMMITTEE 9/17/24.
4. SEWER MAIN SIZING BASED ON SEWER BASIN CALCULATIONS FOUND ON SHEET 21.
5. FEMA FLOODPLAIN BOUNDARIES AS SHOWN ON FIRM PANELS 48138C002250 & 48138C01350.

**UTILITY NOTE**

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXTENSE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

**LAKESONG**  
CITY OF GRAND PRAIRE, ETJ  
ELLIS COUNTY, TEXAS  
WATER & SANITARY SEWER LAYOUT (3)

AT NO. \_\_\_\_\_  
 NO. 6146600  
 DATE 11/12/24  
 SIGNER WG  
 CHECKED MLL DRAWN WG  
 24  
 FEET \_\_\_\_\_



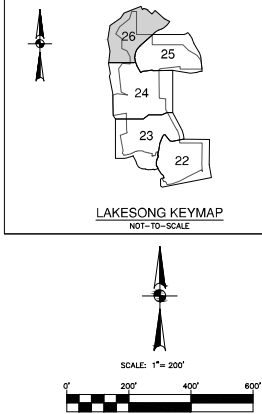
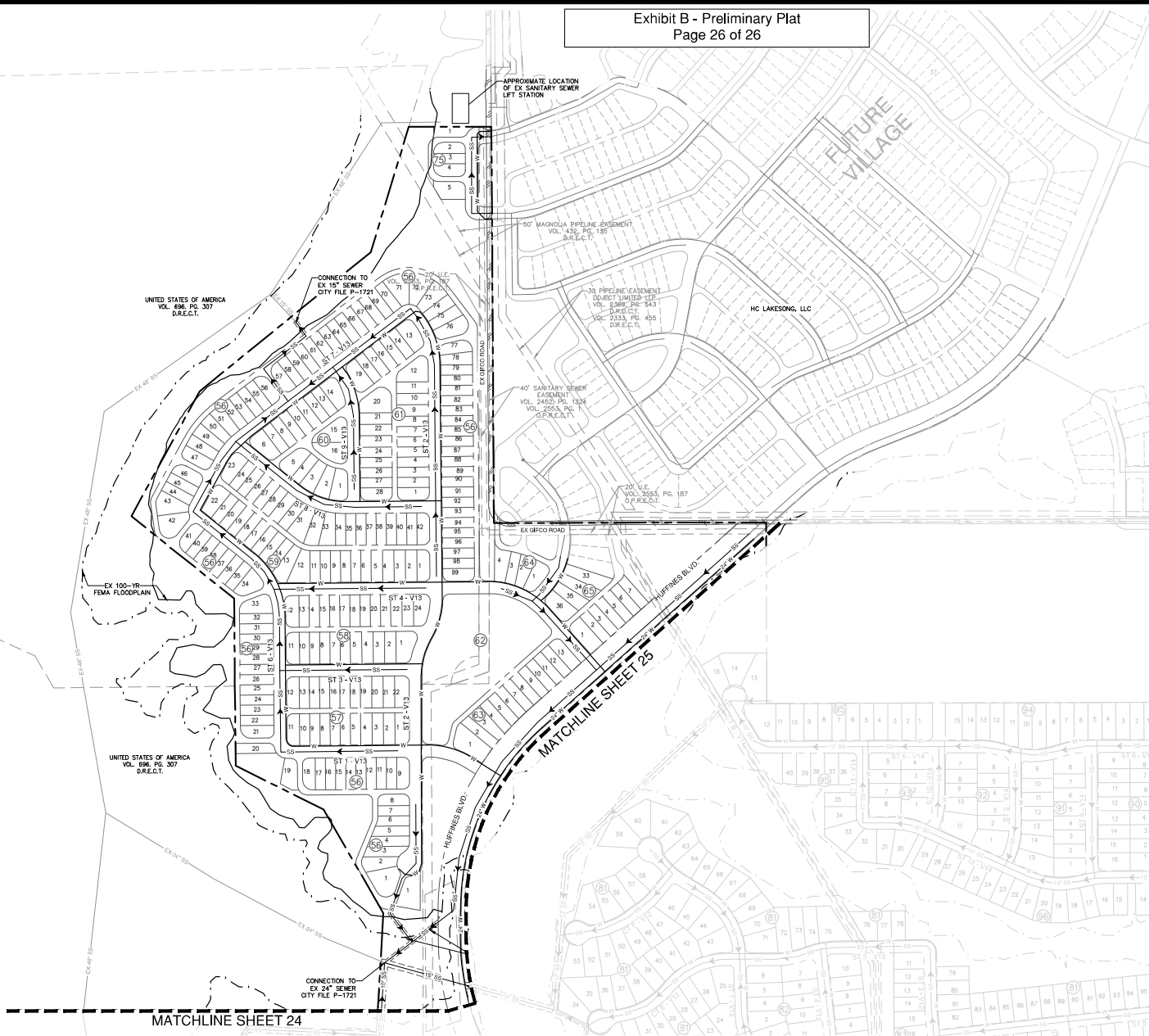
**LAKESONG**  
CITY OF GRAND PRAIRE, ETJ  
ELLIS COUNTY, TEXAS  
WATER & SANITARY SEWER LAYOUT (4)

AT NO. \_\_\_\_\_  
 NO. 6146600  
 TE 11/12/24  
 SIGNER WG  
 CHECKED MLL DRAWN WG  
 25  
 FEET \_\_\_\_\_


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AT NO. \_\_\_\_\_  
 NO. 6146600  
 DATE 11/12/24  
 SIGNER WG  
 CHECKED MLL DRAWN WG  
 FEET 26

Exhibit B - Preliminary Plat  
Page 26 of 26



LEGEND

- 
- W PROPOSED WATER LINE
  - SS PROPOSED SANITARY SEWER LINE
  - EX-W EXISTING WATER LINE
  - EX-SS EXISTING SANITARY SEWER LINE
  - PROPERTY BOUNDARY

NOTES:

1. ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 21 FOR THE TYPICAL UTILITY LOCATION DETAILS.
3. WATER MAIN SIZING BASED ON CITY OF GRAND PRAIRIE CAPITAL IMPROVEMENTS PLAN, CITY COUNCIL DEVELOPMENT COMMITTEE 9/17/24.
4. SEWER MAIN SIZING BASED ON SEWER BASIN CALCULATIONS FOUND ON SHEET 21.
5. FEMA FLOODPLAIN BOUNDARIES AS SHOWN ON FIRM PANELS 48139C0025G & 48139C0135G.

### UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Senior Planner

**TITLE:** STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr

**APPLICANT:** Travis Yanker, Halff Associates

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr.

### PURPOSE OF REQUEST:

The applicant intends to construct a new electrical substation for Oncor on 9.98 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	LI/Single Family (SF-4)	Tyre Park/Industrial Warehouses
South	Light Industrial (LI)	Industrial Warehouses
East	LI/Single Family (SF-4)	Industrial (Poly America)
West	Light Industrial (LI)	Industrial Warehouses/Undeveloped

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a new electrical substation on 9.98 acres. The substation will feature electrical equipment such as transformers, breakers, switches, and control centers. There will be no occupiable structure on site. The proposed site does not face any public street, and access will be provided via Poly America's property, located at 1465 S Great Southwest Parkway.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

**Table 2. Site Data Summary**

Standard	Required (LI)	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	434,729	Yes
Min. Lot Width (Ft.)	100	409	Yes
Min. Lot Depth (Ft.)	150	764	Yes
Side adj. Residential (Ft.)	25	412	Yes

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 of the UDC. The following table summarizes these requirements. The applicant requests a variance to allow no landscaping on site to avoid interferences with overhead powerlines.

**Table 3. Landscape Summary**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 5%	21,734	0	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	43	0	Variance
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	435	0	Variance
Screening adj. to Residential	Masonry screening	8-ft masonry screening wall	Yes

## VARIANCES:

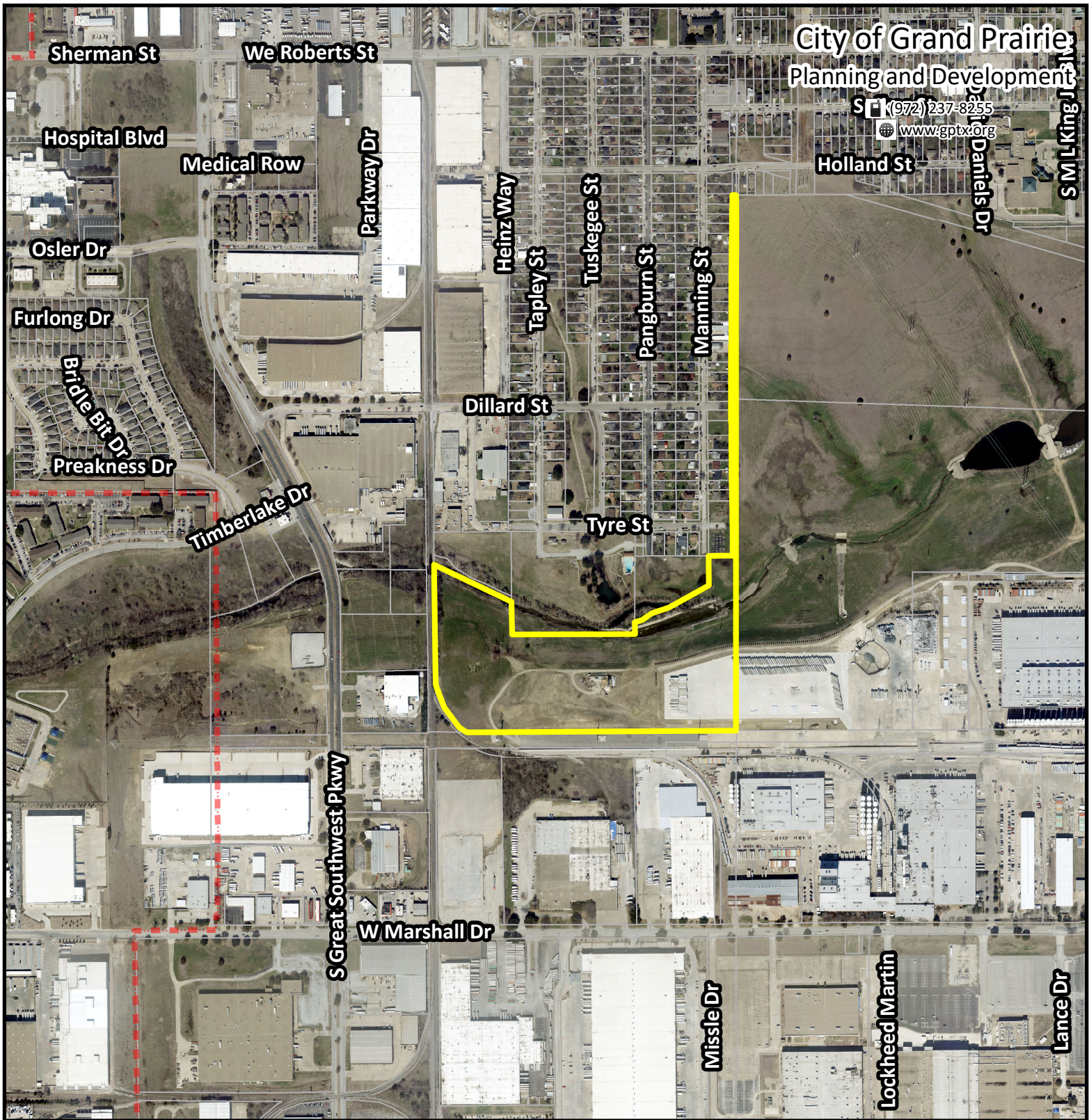
The applicant is requesting variances




1. Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping.
2. Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment.

## RECOMMENDATION:

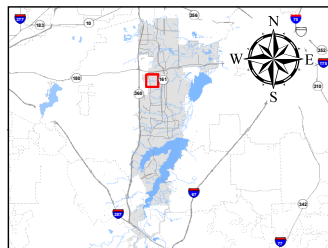
The Development Review Committee (DRC) recommends approval.





-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.





CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	431.28'	375.71'	363.94'	N 31°59'39" W	49°54'56"

0 100 200 400

SCALE (FEET)

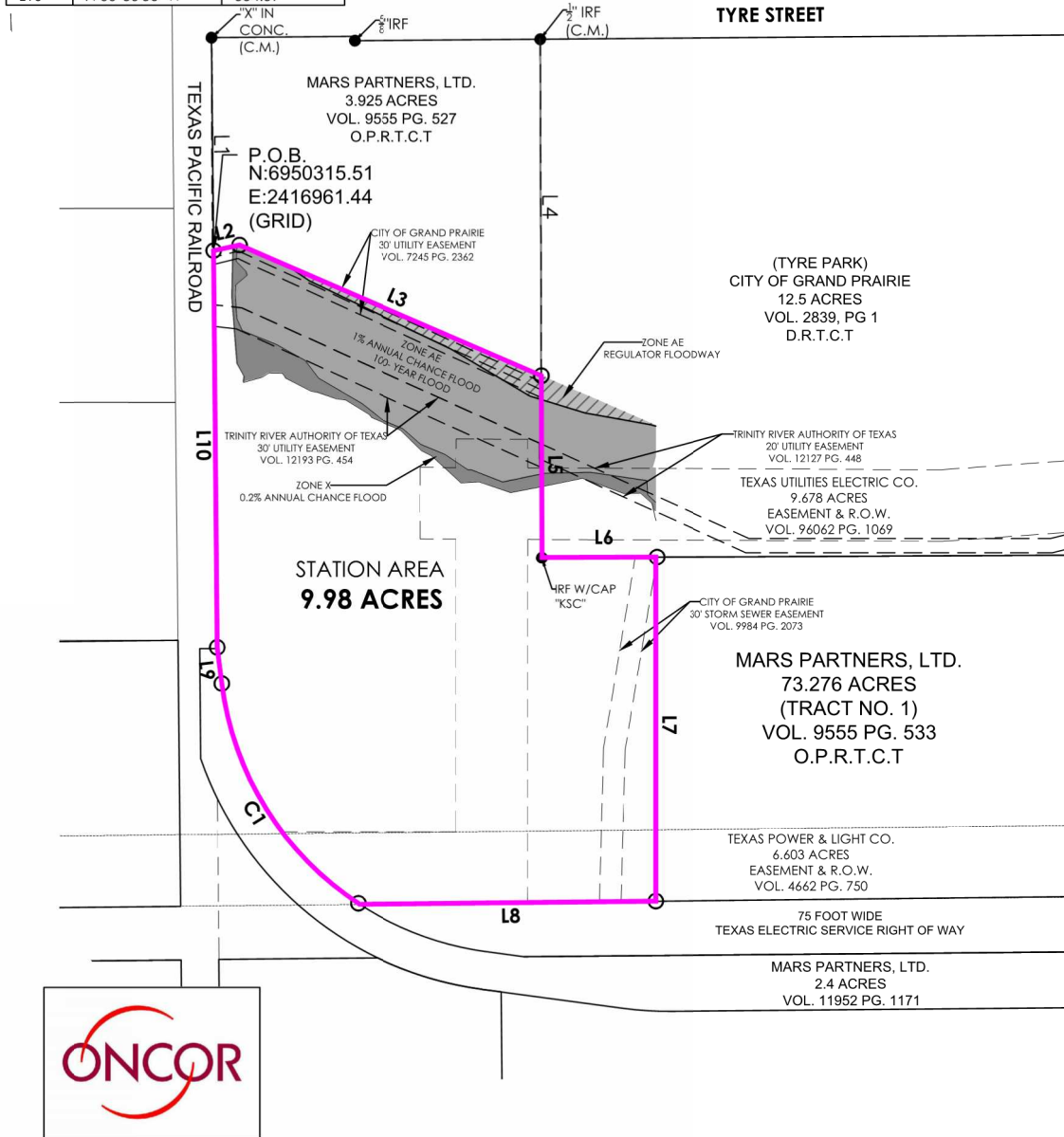
Item3.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°30'56" W	297.81'
L2	N 77°48'04" E	37.00'
L3	S 66°35'24" E	459.76'
L4	N 00°11'02" W	470.54'
L5	S 00°11'02" E	254.34'
L6	N 89°43'20" E	158.42'
L7	S 00°00'00" E	480.92'
L8	S 89°23'08" W	413.07'
L9	N 07°16'23" W	50.96'
L10	N 00°30'56" W	554.59'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 1/2" IRON ROD SET WITH YELLOW CAP "SHERWOOD SURVEYING"



ONCOR

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE

DATE OF FIELDWORK: 02/02/2022

LEGAL DESCRIPTION

BEING A 9.98 ACRE TRACT SITUATED IN THE W. G. MAY SURVEY, ABSTRACT NUMBER 1028, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 73.276 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



**SHERWOOD SURVEYING & S.U.E.**  
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200  
SPRING BRANCH, TEXAS 78070  
PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 6521, HEREBY STATE THAT DURING THE MONTH OF FEBRUARY, 2022, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Melissa T. Hinton*  
MELISSA T. HINTON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6521

4/18/2023

## ATTACHMENT 2

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### SPECIAL WARRANTY DEED

THE STATE OF TEXAS                   §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TARRANT               §

That **Mars Partners, LTD** ("Grantor"), for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other valuable consideration to it in hand paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, ("Grantee"), whose address is P.O Box 139100, Dallas, Texas 75313, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land (the "Property") being approximately a 9.98 acre tract of land situated in the W. G. May Survey, Abstract No. 1028, Tarrant County, Texas, more particularly described in **Exhibits "A" and "B"** attached hereto and made a part hereof for all purposes. The Property includes any improvements and fixtures situated on and attached to the Property, if any, all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any utilities, adjacent streets, alleys, strips, gores, and rights-of ways.

**THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING:**  
Easements, rights-of-way, and all presently recorded restrictions, reservations, covenants, conditions, mineral severances, and other instruments, other than liens and conveyances that affect the property.

General real estate taxes for 2023 having been prorated to the date of conveyance, Grantee assumes the responsibility for general real estate taxes and special assessments for 2023 and subsequent years not yet due and payable, and any subsequent tax assessment due to a change in land usage or ownership or both.

Grantor expressly reserves and excepts from this conveyance to Grantee, for Grantor and Grantor's heirs, successors and assigns, all of Grantor's right, title and interest, in and to (i) all of the oil, gas and other minerals and (ii) all of the oil royalty, gas royalty and royalty in casinghead gas, gasoline and royalty in other minerals, in and under the Property, PROVIDED HOWEVER, that Grantor shall not have the right to produce, drill

for or mine such minerals on or from the surface of the Property, (the Mineral Estate Reservation).

TO HAVE AND TO HOLD, Grantor, for the consideration and subject to the above stated exceptions and reservations from conveyance, including but not limited to the Mineral Estate Reservation, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the above stated exceptions, by, through or under Grantor but not otherwise.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GRANTOR

By: \_\_\_\_\_

ACKNOWLEDGEMENT

THE STATE OF TEXAS           §  
  §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TARRANT       §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ (name), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of \_\_\_\_\_ (Grantor company name), a \_\_\_\_\_ (e.g. Delaware limited liability company, etc.), as the \_\_\_\_\_ (capacity) thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

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

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



**AFTER RECORDING, PLEASE RETURN TO:**  
**Oncor Electric Delivery Company LLC**  
**Attn: Laura DeLaPaz (13)**  
**777 Main Street, Suite 707**  
**Fort Worth, Texas 76102**



📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070  
🔗 [WWW.SHERWOODSURVEYING.COM](http://WWW.SHERWOODSURVEYING.COM)  
🔍 TBPELS FIRM #10044200

21ONCOR041  
TYRE PARK SUB

DATE 4/18/2023

**EXHIBIT A  
STATION AREA**

BEING A 9.98 ACRE TRACT SITUATED IN THE W. G. MAY SURVEY, ABSTRACT NUMBER 1028, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 73.276 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 9.98 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A SET 1/2" INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" (GRID COORDINATES N: 6950315.51 E: 2416961.44), SITUATED IN THE EASTERLY LINE OF THE TEXAS PACIFIC RAILROAD, BEING THE SOUTHWESTERLY CORNER OF A 3.925 ACRE TRACT CONVEYED TO MARS PARTNERS, LTD., BY DEED OF RECORD IN VOLUME 9555, PAGE 527 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 73.276 ACRE TRACT, FOR THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND X IN CONCRETE SITUATED IN THE EASTERLY LINE OF SAID RAILROAD, BEING THE NORTHWESTERLY CORNER OF SAID 3.925 ACRE TRACT, BEARS N 00° 30' 56" W, A DISTANCE OF 279.81 FEET;

**THENCE**, ALONG THE SOUTHERLY LINE OF SAID 3.925 ACRE TRACT, COMMON WITH THE NORTHERLY LINE OF SAID 73.276 ACRE TRACT, THE FOLLOWING ANGLES AND DISTANCES:

N 77° 48' 04" E, A DISTANCE OF 37.00 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", BEING THE MOST NORTHERLY CORNER HEREOF;

S 66° 35' 24" E, A DISTANCE OF 459.76 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF A CALLED 12.5 ACRE TRACT CONVEYED TO THE CITY OF GRAND PRAIRIE, BY DEED OF RECORD IN VOLUME 2839, PAGE 1 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS, BEING THE SOUTHEASTERLY CORNER OF SAID 3.925 ACRE TRACT, AND THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A FOUND ½" INCH IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID 3.925 ACRE TRACT, BEARS N 00° 11' 02" W, A DISTANCE OF 470.54 FEET;

**THENCE**, S 00° 11' 02" E, ALONG THE WESTERLY LINE OF SAID 12.5 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 254.34 FEET TO A FOUND 1/2" IRON ROD WITH A CAP STAMPED "KSC", BEING THE SOUTHWESTERLY CORNER OF SAID 12.5 ACRE TRACT, COMMON WITH AN ELL CORNER OF SAID 73.276 ACRE TRACT, AND AN ELL CORNER HEREOF;



**THENCE**, N 89° 43' 20" E, ALONG THE SOUTHERLY LINE OF SAID 12.5 ACRE TRACT, COMMON WITH A NORTHERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 158.42 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", BEING THE EASTERLY NORTHEAST CORNER HEREOF;

**THENCE**, S 00° 00' 00" E, INTO AND ACROSS SAID 73.276 ACRE TRACT, A DISTANCE OF 480.92 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE SOUTHERLY LINE OF A 6.603 ACRE EASEMENT CONVEYED TO TEXAS POWER & LIGHT COMPANY, BY DEED OF RECORD IN VOLUME 4662, PAGE 750 OF SAID DEED RECORDS, COMMON WITH THE SOUTHERLY LINE OF SAID 73.276 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER HEREOF;

**THENCE**, S 89° 23' 08" W, ALONG SAID COMMON LINE, A DISTANCE OF 413.07 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, MARKING A POINT OF CURVATURE, AND BEING THE SOUTHWESTERLY CORNER HEREOF;

**THENCE**, NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID 73.276 ACRE TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 431.28 FEET, A CENTRAL ANGLE OF 49° 54' 56", AN ARC LENGTH OF 375.71 FEET AND A CHORD BEARING N 31° 59' 39" W, A DISTANCE OF 363.94 FEET, TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", MARKING THE END OF SAID CURVE;

**THENCE**, N 07° 16' 23" W, CONTINUING ALONG THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, A DISTANCE OF 50.96 FEET TO A SET ½ INCH IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING", SITUATED IN THE WESTERLY LINE OF SAID 73.276 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID RAILROAD, BEING AN ANGLE POINT HEREOF;

**THENCE**, N 00° 30' 56" W, ALONG SAID COMMON LINE, A DISTANCE OF 554.59 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 9.98 ACRES OF LAND, MORE OR LESS.



I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO  
HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A  
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD  
83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE.



*Melissa T. Hinton*

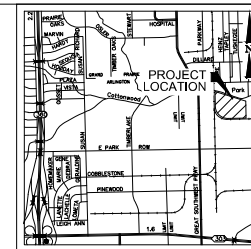
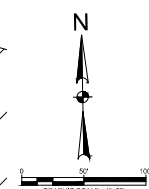
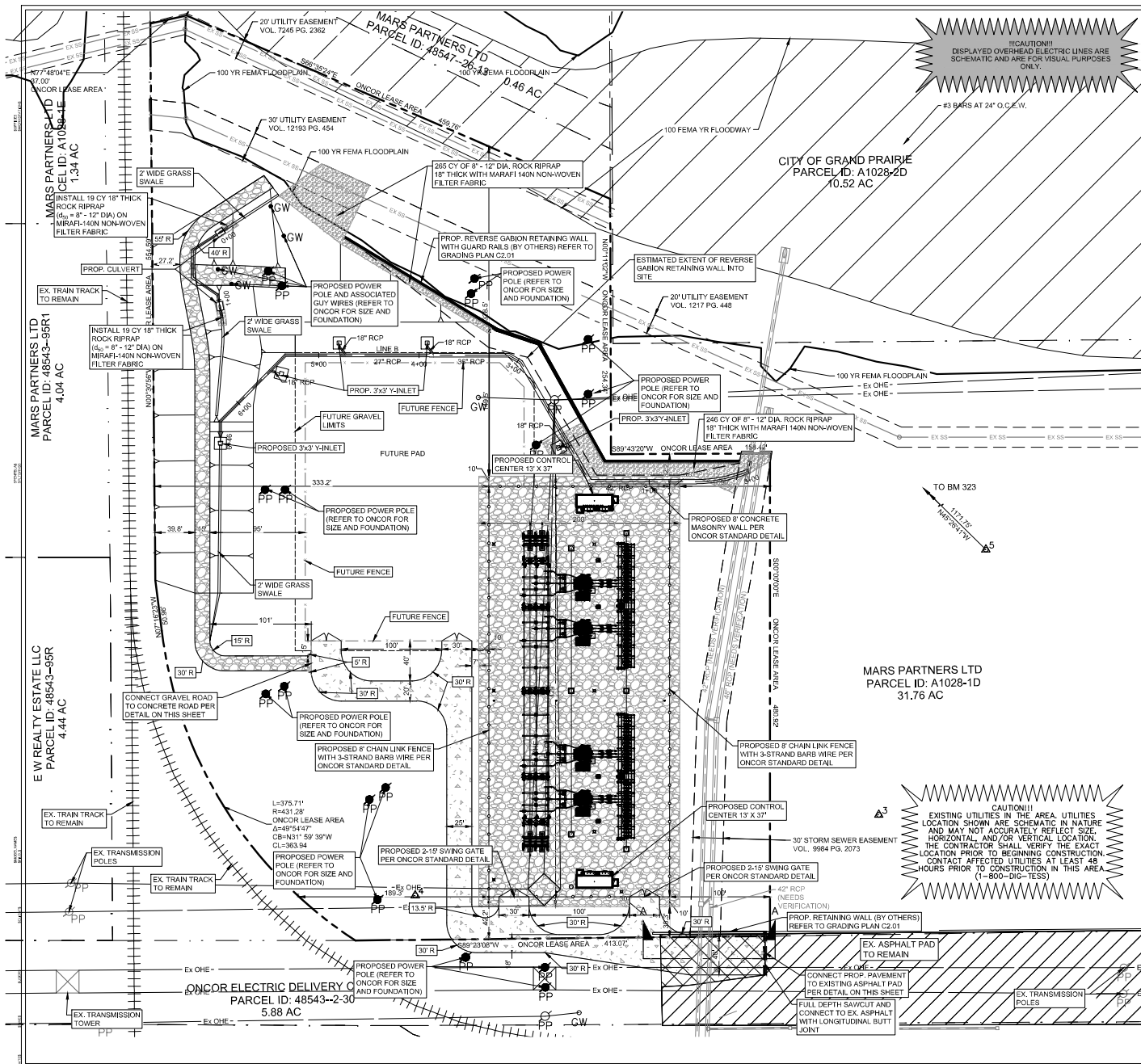
4-18-2023

MELISSA T. HINTON

DATE

R.P.L.S. #6521 STATE OF TEXAS





LOCATION MAP  
N.T.S.

LEGEND:

— T —	EXISTING FIBER OPTIC
— 8" GAS —	EXISTING TELEPHONE LINE
— EX 12" SS —	EXISTING GAS LINE
— OHE —	EXISTING SANITARY SEWER
— UOE —	EXISTING OVERHEAD ELECTRIC
— EX 8" WTR —	EXISTING UNDERGROUND ELECTRIC
—	EXISTING WATER LINE
—	EXISTING STORM SEWER
—	PROPERTY LINE
—	EASEMENT LINE
— 460 —	EXISTING MAJOR CONTOUR LINE
— 461 —	EXISTING MINOR CONTOUR LINE
—	FENCE
—	FUTURE FENCE
—	EXISTING POWER POLE
—	PROPOSED POWER POLE
—	PROPOSED GUY WIRE
—	SANITARY SEWER MANHOLE
—	WATER VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER METER
—	PROPOSED STORM PIPE
—	PROPOSED INLET
—	CONCRETE DRIVE (SEE DETAIL THIS SHEET)
—	SUBSTATION PAD PAVEMENT SECTION (SEE DETAIL/SECTION THIS SHEET)
—	EXISTING ASPHALT

Site Data Summary Table			
Standard	Required (U)	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	434,672	YES
Min. Lot Width (Ft.)	100	413	YES
Min. Lot Depth (Ft.)	150	480	YES
Front (Ft.)	25	413	YES
Side Adj. Residential (Ft.)	25	412	YES
Max. Height (Ft.)	50	65	N/A*

\*power poles not included in project scope and subject to Oncor and PUC standards

**TYRE PARK SUBSTATION**  
STP-24-11-0045  
9.98 ACRES  
WILLIAM C MAY SURVEY,  
ABSTRACT NO. 1028  
CITY OF GRAND PRAIRIE, TARRANT  
COUNTY, TEXAS

FOR  
**ONCOR ELECTRIC DELIVERY COMPANY**  
BY



3803 PARKWOOD BLVD., SUITE 800  
FRISCO, TEXAS 75034-3641  
TEL: (214) 619-4570





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Senior Planner

**TITLE:** STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy

**APPLICANT:** Debra Cox, JDJR Engineers & Consultants Inc

**RECOMMENDED ACTION:** Approve with Conditions

### SUMMARY:

Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Belt Line Corridor Overlay District, with approximate addresses of 340 & 360 E Palace Pkwy.

### PURPOSE OF REQUEST:

The applicant plans to construct an extended-stay hotel on 2.18 acres. LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. The site's zoning is a Planned Development (PD-217) with a base zoning of Mixed Uses, including entertainment, retail, and office uses. Hotels are allowed by right by the existing zoning.

### 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-217	Hotel (La Quinta, Super 8, Studio 6)
South	PD-217	IH 30 / Undeveloped
West	MF-1	Derby Park Apartment
East	PD-452	Commercial/Entertainment

## HISTORY:

- September 17, 1996: City Council approved a zoning change creating PD-217 for mixed uses including entertainment, retail, and office uses (Case Number CPA960901/Z960901).
- October 27, 2007: The Planning and Zoning Commission approved a final plat for the property (Case Number P081004).

## HOTEL REQUIREMENTS:

The Unified Development Code (UDC) classifies hotels as one of the following use types based on their chain scale rating, which is based on their average daily rate by STR, Inc. The hotel types are as follows: Luxury Hotel, Upscale/Upper-Upscale Hotel, Midscale/Upper-Midscale Hotel, and Economy/Independent Hotel. Any hotel not classified in the listing of chain scale ratings shall be classified as an Independent Hotel.

Extended-stay residence Hotels are a subclassification of the hotel categories. They offer rental units for stays extending 30 consecutive days or more or consist of suites with a complete kitchen suitable for long-term occupancy. The LivSmart by Hilton provides rooms with fully-equipped kitchens, so it is considered an Extended-Stay Residence Hotel. The following table shows that the UDC limits the concentration of similar hotels within a one-mile radius.

**Table 2. Limits on Concentration of Hotels**

Hotel Classification	Max. Number within 1 Mile
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation
Extended-Stay	2 or more than 250 rooms

Attachment i – Hotel Classification within 1 Mile shows the location and classification of existing and proposed hotels within one mile of the subject property.

One Upper-Midscale hotel and two Economy hotels are within one mile of the subject property. If this hotel is constructed, there will be two Midscale/Upper-Midscale hotels. There is one existing Extended-Stay Hotels. If this hotel is constructed, the total number will be two. Therefore, if this hotel is constructed, the concentration requirement would be met.

**Table 3. Hotels within One Mile**

Name	Class	Location	Distance	Rooms	Ext. Stay	Year Built
La Quinta Inn	Upper-Midscale	380 E Palace	0 ft. (N)	85	No	2015
Super 8 Motel	Economy	402 E Palace	175 ft. (N)	58	No	1974
Studio 6	Economy	406 E Palace	341 ft. (N)	99	Yes	1983

**Table 4. Scale Rating Concentration within One Mile**

Hotel Classification	Limit within 1 Mile	Existing Hotels	Proposed	Total
Midscale/Upper-Midscale	4	1	1	2
Economy	3	2	0	2



Extended-Stay	2 or 250 rooms	1 (99 rooms)	1 (112 rooms)	2 (211 rooms)
---------------	----------------	--------------	---------------	---------------

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. It is an extended-stay hotel with studio apartment-style rooms, a fitness center, and laundry facilities for long-stay guests. Each room features a full kitchen, including a stovetop, microwave, dishwasher, sink and full-sized fridge. Pots, pans, and cutlery are provided.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-217 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 5. Density and Dimensional Summary**

Standard	Required (PD-217)	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	95,193	Yes
Min. Lot Width (Ft.)	150	342.75	Yes
Min. Lot Depth (Ft.)	100	375.86	Yes
Front Setback (Ft.)	25	73	Yes
Rear Setback (Ft.)	25	87	Yes
Side Yard Adj. Residential (Ft.)	20	Yes	Yes
Max. Height (Ft.)	Unlimited*	67	Yes
Setback required Adj. MF-1 (50 Ft. max. height)	34	88	Yes

\* Unlimited, except must be setback 2 feet for each 1 foot in height from a lot in a residential zoning district.

### *Parking Requirements*

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

**Table 6. Parking Summary – Lot 1 (SpringHill Suites)**

Standard	Required (Max.)	Provided	Compliance
1 per unit plus 4	116	116	Yes

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements, except for two variances.

**Table 7. Landscape & Screening Requirements**

Standard	Required	Proposed	Meets
Landscape Buffer (Ft.)	30	10 to 16	Variance

Landscape Area 10 % (Sq. Ft.)	9,519	21,002	Exceed
Front Yard 75% (Sq. Ft.)	7,139	14,309	Exceed
Street & Buffer Trees (1/500 Sq. Ft.)	19	19*	Yes
Parking Island with Tree (1/10 spaces)	12	14	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	190	190	Yes
Flowering/Colorful Plantings	29	29	Yes
Screening adj. Residential	6-foot masonry fence	Existing 6-foot wood fence w/ retaining wall	Variance

\* Four trees are placed elsewhere on-site due to existing utility easements.

### Building Design

The building consists of brick veneer, stucco, and stucco wall cladding panels. The applicant states that the proposed architecture is the prototype for LivSmart by Hilton. The proposed entry features a prominent porte-cochere supported by a partial wall. Storefront glazing is provided along the laundry, main entry vestibule, and fitness center. An enhanced landscaped area with a sculpture is proposed around the entrance.

The property is subject to lodging facilities requirements in Section 16 of Article 4 of the Unified Development Code (UDC). Upper Midscale hotels are required to provide all Tier 1 amenities. The proposal generally meets the requirements except for the following variances:

**Table 8.1 Tier 1 Amenities**

Amenity	Provided	Meets
A. Wi-Fi Connectivity in all guest rooms and common areas	Yes	Yes
B. Daily in-suite trash and linen service	Yes	Yes
C. Lobby/waiting area with min. area of 2% of the overall building floor area	Yes	Yes
D. Pool with a water surface area of at least 3,000 sq. ft.	No	Variance
E. Fitness Center	Yes	Yes
F. In-suite coffee and beverage facilities	Yes	Yes
G. Service of at least one meal per day	Yes	Yes
Total Elements	6	Variance

1. Pool Surface: Tier 1 (d) requires a pool with a water surface of 3,000 sq. ft. for upper-midscale hotels. No pool is provided.

Upper Midscale hotels are required to provide at least one Tier 2 amenity. Extended-stay hotels are required to provide (b) & (c) Tier 2 amenities.

**Table 8.2. Tier 2 Amenities**

Amenity	Provided	Meets
A. Lobby/waiting area with a min. floor area of 3%	No	N/A

B. Outdoor park or landscaped common area at least 5% of overall building sq. ft.	Yes	Yes
C. Service of at least one meal per day plus a snack bar or concessions area serving non-professed foods	Yes	Yes
D. At least 10,000 sq. ft. of meeting space or other programmable space	No	N/A
E. One or more electric vehicle charging stations	No	N/A
F. Permeable pavement equivalent to 1 permeable space per 10 required spaces	No	N/A
Total Elements	2	Yes

### Appendix F Checklist

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The LivSmart by Hilton proposal includes 12.5 Menu Items. The proposal does not meet the requirement for Appendix F Menu Items.

**Table 9. Appendix F Menu Items**

Category	Amenity
Usable Open Space & Pedestrian Linkages	Enhanced Usable Open Space
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Canopy Variation
Building Design	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)
Healthy, Smart & Sustainable Community	Recycling Program (.5)
Alternative Standard	Foundation Planting
Alternative Standard	Bike Rack

### VARIANCES:

The applicant is requesting the following variances:

1. Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 10 feet to 16 feet.
2. Screening Wall – The applicant is requesting a variance to the 6-foot masonry screening requirement along the western property line to allow no screening walls adjacent to the existing multi-family development. There is currently an existing retaining wall and wood fence.

3. Number of Tier 1 Amenities - The applicant is requesting a variance to allow no pool surface to be provided and allow 6 Tier 1 Amenities to be provided.

**RECOMMENDATION:**

Staff recommends approval with the following condition:

1. The applicant shall provide a masonry screening wall per UDC standards along the western property line adjacent to the multi-family development.






City of Grand Prairie  
Planning and Development

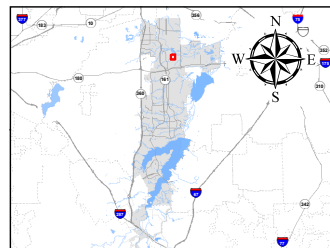
(972) 237-8255

www.gptx.org



-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.06 Miles

Grand  
Prairie  
TEXAS

PLANNING  
Date: 12/12/2024



#### LEGAL DESCRIPTION

BEING all of Lot 1 and Lot 2, Block A, Palace Parkway Hotel Addition, an addition to the City of Grand Prairie, Texas, as recorded in Instrument 20090018246 of the Plat Records of Dallas County, Texas containing 2.18 acres or 95,193.48 square feet of land more or less.

# SITE DATA

SITE AREA	95,193 SF
PROPOSED BUILDING AREA (FOOTPRINT)	2,185 ACRES
PROPOSED NUMBER OF ROOMS	12,104 SF
PROPOSED IMPERVIOUS AREA	112
PROPOSED PERVIOUS AREA	74,204 SF
PARKING REQUIRED - 1/ROOM + 4	20,989 SF
PARKING PROVIDED	116 SPACES
IMPACT ZONE	(INCLUDING 5 ACCESSIBLE SPACES) NORTH

## GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

## ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

# SITE DATA SUMMARY

STANDARD	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA (SQ. FT.)	15,000 SQ. FT.	95,193 SQ. FT.	YES
MIN. LOT WIDTH (FT.)	150 FT.	342.75 FT.	YES
MIN. LOT DEPTH (FT.)	100 FT.	375.86 FT.	YES
FRONT SETBACK (FT.)	73 FT.	25 FT.	YES
REAR SETBACK (FT.)	87 FT.	25 FT.	YES
MAX. HEIGHT (FT.)	N/A	67 FT.	YES
MAX. FLOOR AREA RATIO (FAR)	1:1	0.636 (63.6%)	YES

VARIANCE REQUESTED:  
REQUIRED BUFFER ALONG STREETS = 30 FT.  
PROVIDED BUFFER ALONG STREETS VARIES  
FROM 10 FT. TO 16 FT.

## LEGEND

- PROPOSED 6" CONCRETE PAVEMENT,  
(4,000 PSI ON 8" COMPACTED SUB-GRADE)
- PROPOSED CONCRETE WALK

## REVISIONS:

1-8-24	CITY COMMENTS

## SHEET TITLE:

### SITE DIMENSIONAL CONTROL PLAN LIVSMART STUDIOS

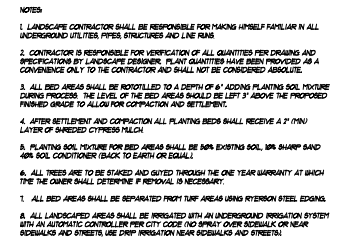
PROPOSED LOT 1R, BLOCK A, PALACE PARKWAY HOTEL ADDITION  
INTERSTATE HIGHWAY 30 AT PALACE PARKWAY  
CITY OF GRAND PRairie, DALLAS COUNTY, TEXAS

## PREPARED BY:

**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSPCE REGISTRATION NUMBER F-9027

**ENGINEERS • SURVEYORS • LAND PLANNERS**  
2800 Texas Drive Suite 900 Irving, Texas 76062  
Tel. 972-252-6157 Fax. 972-252-6988

DATE: OCTOBER, 2024	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	<b>C4 of 13</b>



VARIANCE REQUESTED:  
REQUIRED BUFFER ALONG STREETS = 30 FT.

PROVIDED BUFFER ALONG STREETS VARIES  
FROM 10 FT. TO 16 FT.


REVISIONS:	
1-8-24	CITY COMMENTS

SHEET TITLE:

# LANDSCAPE PLAN

## LIVSMAT STUDIOS

PROPOSED LOT 1R, BLOCK A, PALACE PARKWAY HOTEL ADDITION  
 INTERSTATE HIGHWAY 50 AT PALACE PARKWAY  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



PREPARED BY:

**ENGINEERS & CONSULTANTS, INC.**

TOPSO REGISTRATION NUMBER P-0007

**ENGINEERS • SURVEYORS • LAND PLANNERS**

2850 Texas State Road 900 • 75082

Tel. 972-282-9557 Fax 972-282-9558

DATE: OCTOBER, 2024

DRAWN BY: ADL

SHEET NO.

SCALE: 1" = 20'

CHECKED BY: JDJR

**C11** of **11**

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK HIGH RISE	QUERCUS VIRGINIANA	6	3" CAL	AS SHOWN	BALLED/BURLAP
TEXAS PISTACHE	PISTACIA TEXANA	25	3" CAL	AS SHOWN	BALLED/BURLAP
GRAPE MYRTLE	LAGERSTROMIA	13	3" CAL	AS SHOWN	BALLED/BURLAP
DWARF YAUPOIN HOLLY	ILEX VOMITORIA NANA	99	3 CAL	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORD NANA	45	3 CAL	48" O.C.	CONTAINER
CHINESE FRENCH FLOWER "SNOW DANCE"	LOREA PALMULATA CHINESE	44	3 CAL	48" O.C.	CONTAINER
BORLEIDA TURF	CYNADON DACTYLON	2142 SF.	-	-	HYDROSEED OR SOLID SOD

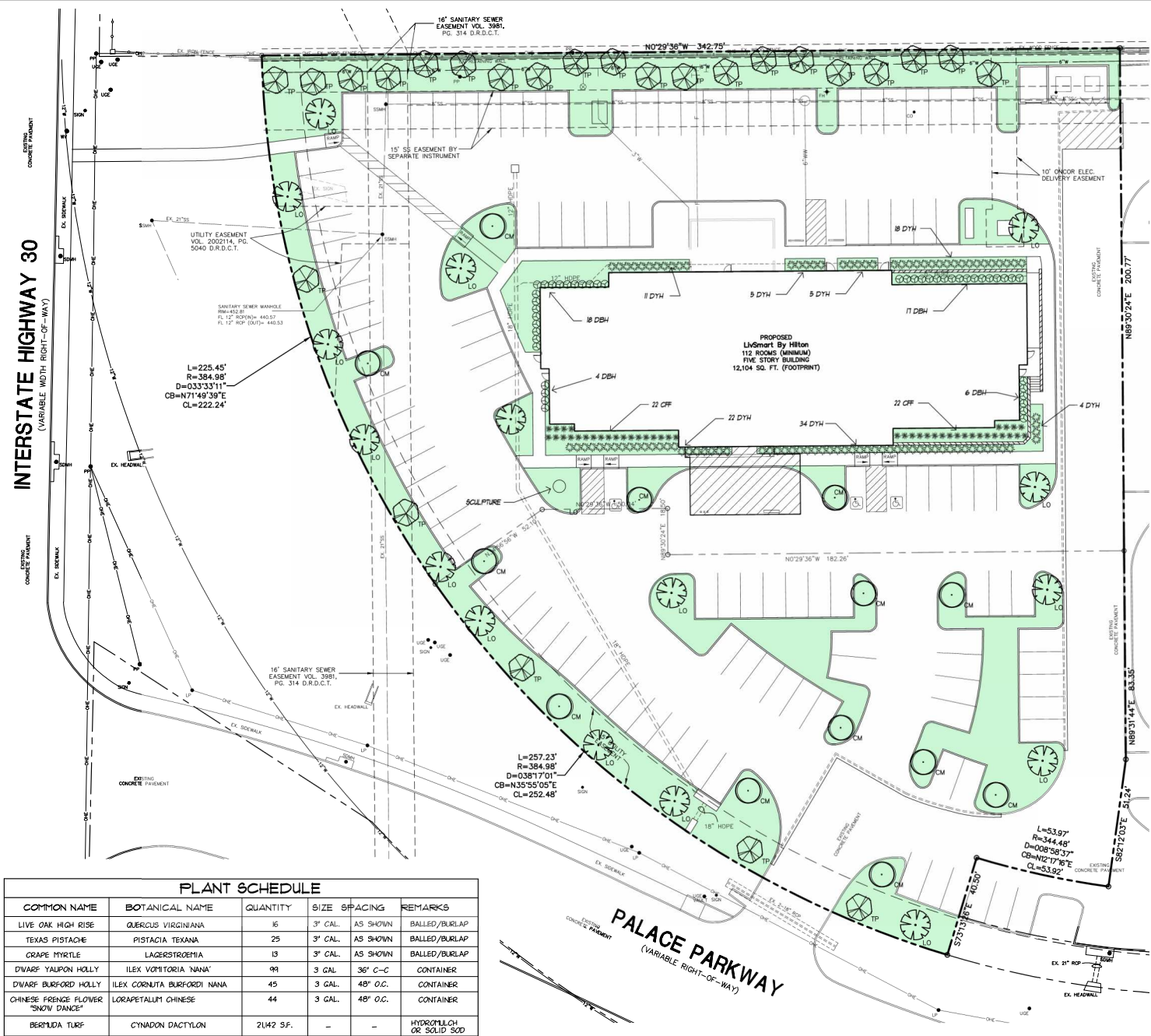


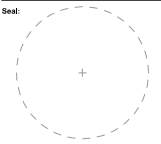


Exhibit D - Building Elevations  
Page 1 of 4

Item 4.



**BASE4**  
Architects | Engineers | Designers  
Base 4 2301 Clint Moore Rd. #114  
BOCA RATON, FL 33498  
888.901.8008 www.base-4.com



**ELEVATE**  
ARCHITECTS | ENGINEERS | DESIGNERS  
AUM SHANKER LLC  
904 Winchester Drive,  
Southlake, TX 76092  
aj@elevatehmg.com  
817.832.6022

**PROJECT INFORMATION:**  
**LivSmart Studios**  
by Hithwa™  
GRAND PRAIRIE, TX

PROTOTYPE VERSION: v1.1  
ISSUE DATE: MARCH, 2024

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

**PROGRESS SET**

CURRENT ISSUE DATE: 2024.12.17

DRAWN BY: HA

CHECKED BY: SD/MK

PROJECT #: 84-319-2401

SHEET NAME:

**ELEVATIONS**

SHEET NUMBER:

**A-5.1**

EXTERIOR FINISHES LEGEND			
MARK	MTL-BRAND	COLOR	IMAGE
01	STUCCO-BENJAMIN MOORE	AC-25 HARBOR GRAY	
02	STUCCO-BENJAMIN MOORE	CW-695 LAMPBLACK	
03	STUCCO-BENJAMIN MOORE	2128-10 BLACK BEAUTY	
04	ACCENT STUCCO WALL GLAZING MASTER WALL	WOODGRAIN-CLR 34000	
05	ACCENT PAINT-BENJAMIN MOORE	2128-10 BLACK BEAUTY	
06	HPL-TRESPA INTERNATIONAL	L30.0.0 METROPOLIS BLACK	
07	THIN BRICK	AC-25 HARBOR GRAY	
08	THIN BRICK	2128-10 BLACK BEAUTY	



2 RIGHT ELEVATION  
3/32" = 1'-0"



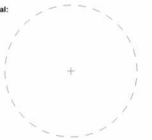
1 FRONT ELEVATION  
3/32" = 1'-0"

Exhibit D - Building Elevations  
Page 2 of 4

Item4.



**BASE4**  
Architects | Engineers | Designers  
Base 4 2901 Clint Moore Rd, #114  
BOCA RATON, FL 33496  
888.901.8008 www.base-4.com



Owner:  
**ELEVATE**  
HOSPITALITY • MANAGEMENT • GROUP  
AUM SHANKER LLC  
904 Winchester Drive,  
Southlake, TX 76092  
aj@elevatehmg.com  
817.832.6022

PROJECT INFORMATION:  
**LivSmart Studios**  
by Hilton®  
GRAND PRAIRIE, TX

PROTOTYPE VERSION: v1.1  
ISSUE DATE: MARCH, 2024

ISSUE NO. | DELTA | ISSUE DATE | DESCRIPTION

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CURRENT ISSUE:

**PROGRESS SET**

CURRENT ISSUE DATE:

2024.12.17

DRAWN BY:

HA

CHECKED BY:

SD/IMK

PROJECT #:

B4-319-2401

SHEET NAME:

**ELEVATIONS**

SHEET NUMBER:

**A-5.2**

67

EXTERIOR FINISHES LEGEND			
MARK	MTL-BRAND	COLOR	IMAGE
01	STUCCO-BENJAMIN MOORE	AC-25 HARBOR GRAY	
02	STUCCO-BENJAMIN MOORE	CW-695 LAMPLBLACK	
03	STUCCO-BENJAMIN MOORE	2128-10 BLACK BEAUTY	
04	ACCENT STUCCO WALL CLADDING MASTER WALL	WOODGRAIN-CLR 34090	
05	ACCENT PAINT-BENJAMIN MOORE	2128-10 BLACK BEAUTY	
06	HPL-TRESPA INTERNATIONAL	L100.0.0 METROPOLIS BLACK	
07	THIN BRICK	AC-25 HARBOR GRAY	
08	THIN BRICK	2128-10 BLACK BEAUTY	



2 LEFT ELEVATION  
3/32" = 1'-0"



1 REAR ELEVATION  
3/32" = 1'-0"





# EXTERIOR



# Matcha: Studio Views



## Tier 1 (Provide All)

- ☒ (a) Wi-Fi connectivity in all guest rooms and common areas.
- ☒ (b) Daily in suite trash and linen service for all guests.
- ☒ (c) Lobby/waiting area with a minimum of 2% of the overall building floor area.
- ☐ (d) An indoor or outdoor pool or outdoor pool with a water surface area of at least 3,000 square feet. (request variance)
- ☒ (e) A fitness center must be provided. Select below which applies to your project.
  - ☐ For hotels with up to 120 rooms, a fitness center measuring at least 500 square feet.
  - ☐ For hotels with more than 120 rooms, a fitness center measuring at least 800 square feet.
- ☒ (f) In-suite coffee and beverage facilities.
- ☒ (g) Service of at least one meal per day.

## Tier 2 (See Table)

- ☐ (a) Lobby/waiting area with a minimum floor area of 3% of the overall building area.
- ☒ (b) Outdoor park or landscaped common area measuring at least 5% of the overall building square footage. The common area shall contain one or more activation features such as sports and games, barbecue grills, shaded lounge areas, playground, pet walk, or similar active or passive recreation features.
- ☒ (c) Service of at least one meal per day plus a snack bar or concessions area serving non-processed foods.
- ☐ (d) At least 10,000 square feet of meeting space or other programmable area.
- ☐ (e) One or more electric vehicle charging stations.
- ☐ (f) Permeable pavement equivalent to 1 permeable space per ten (10) required spaces.

## Tier 3 (See Table)

- ☐ (a) One or more full-service restaurants, as defined in Article 30, with direct access to the hotel lobby or shared interior corridor. Three meals must be served daily and room service must be made available to hotel guests.
- ☐ (b) At least 20,000 square feet of meeting space or other programmable space.
- ☐ (c) Retail space with a public storefront.
- ☐ (d) Rooftop patio or common area with drink service. "Rooftop" is defined as a finished surface at least partially open to the sky above one or more habitable hotel floors.
- ☐ (e) Corner rooms with windows providing for multiple viewing angles.
- ☐ (f) Lobby with an indoor active water feature or substantial art feature, and an unobstructed ceiling height of at least 20 feet.
- ☐ (g) Valet parking or structured parking available to all guests.
- ☐ (g) Height of six (6) or more stories.

Use the table provided below to determine the number of amenities per tier required for your project. Hotel Class is determined by the most recent STR Chain Scale Ratings.

Hotel Class	Tier 1	Tier 2	Tier 3
Extended Stay	All	Amenities B & C	0
Economy	All	0	0
Midscale	All	1	0
Upper-Midscale	All	3	0
Upscale	All	All	0
Upper-Upscale	All	All	Amenity H & 1 Additional Amenity
Luxury	All	All	Amenity H & 3 Additional Amenities



Exhibit E - Amenity Plans  
Page 2 of 6

Item4.



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ARCHITECT:

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2024/11/22 7:24:11 PM

OWNER:



904 WINCHESTER DRIVE,  
SOUTHLAKE, TX 76092  
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817.832.6022

PROJECT INFORMATION:



INTERSTATE 30 HOV -  
E PALACE PARKWAY  
GRAND PRAIRE, TX 75050  
PROTOTYPE VERSION - v1.1  
REV. DATE: MARCH ,2024

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

ISSUE:

**ISSUED FOR 35%  
OWNER REVIEW**

ISSUE DATE:

2024.11.22

DRAWN BY:

KB/PP

CHECKED BY:

AD

PROJECT #:

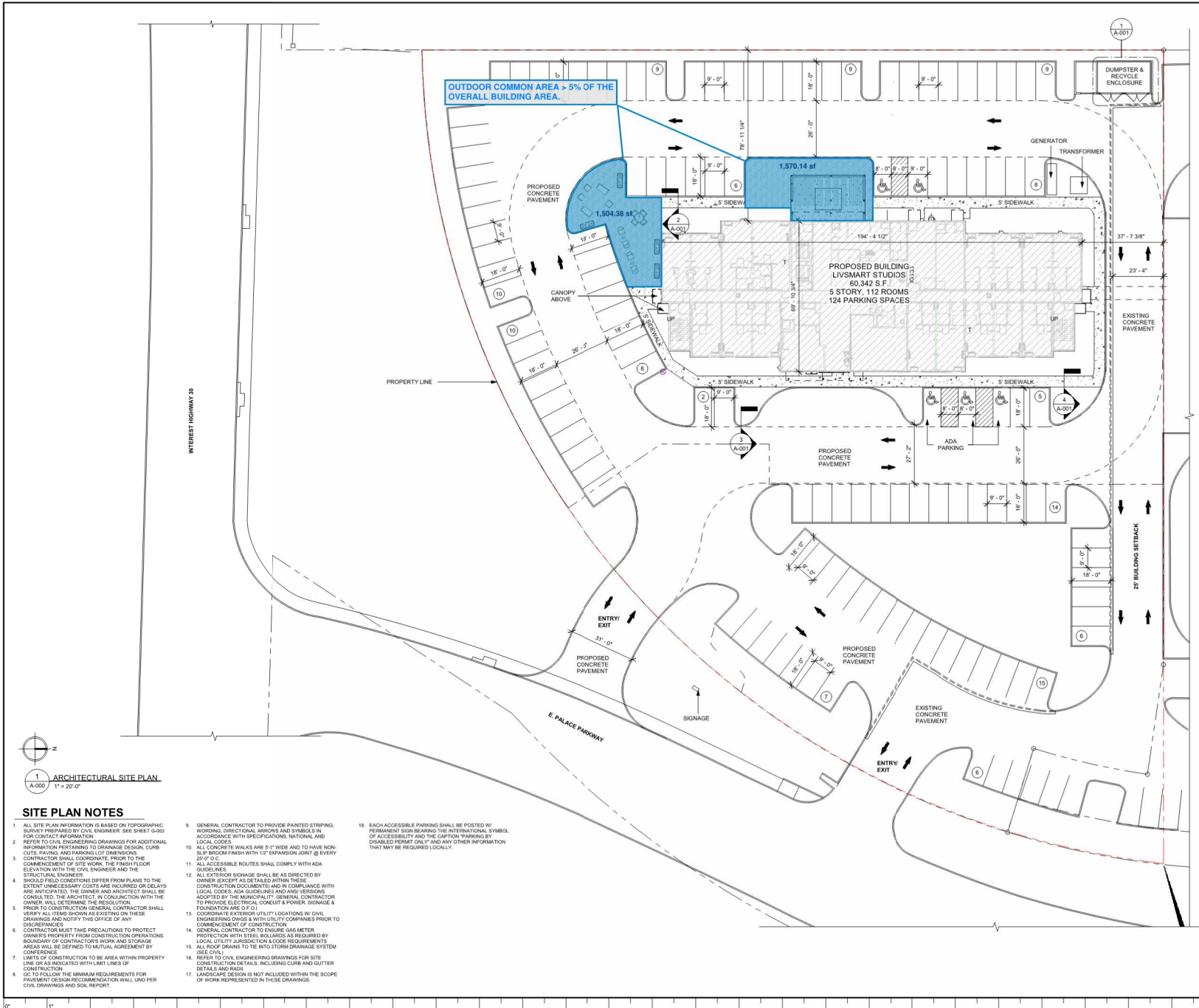
B4-319-2401

SHEET NAME:

**ARCHITECTURAL  
SITE PLAN**

SHEET NUMBER:

**A-000**



1  
A-000  
ARCHITECTURAL SITE PLAN  
1" = 20'-0"

SITE PLAN NOTES

- ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-400 FOR CONTACT INFORMATION.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
- CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
- SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONSULTATION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
- PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
- CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
- LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
- GC TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL AND PER CIVIL DRAWINGS AND SOIL REPORT.
- GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORKING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
- ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 20'-0" O.C.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
- ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH LOCAL CODES, ADA GUIDELINES AND ANY VERSIONS ADOPTED BY THE MUNICIPALITY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL, CONDUIT & POWER, SIGNAGE & FOUNDATION ARE O.F.D.
- COORDINATE ALL UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS (SEE CIVIL).
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADI.
- LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
- EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE RETRIBUTIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

# Outdoor Patio

The outdoor space provides a serene setting for Guests to gather around the grill or firepit, reminiscent of a cozy backyard atmosphere. Easily accessible pet areas cater to Guests traveling with their furry companions, ensuring everyone feels at home during their stay.

- 1

Roll-In Grills
- 2

Gas / Propane Fire Pit
- 3

Lounge Chairs at Fire Pit
- 4

Dining Tables & Dining Chairs
- 5

Lounge Chair with Side Table
- 6

Partial Height Wall
- 7

Pergola Above (optional)







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ARCHITECT:

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945.812.6650  
rick@base-4.com

2024/11/22 8:10:37 PM

OWNER:

**ELEVATE**  
HOTELITY & MANAGEMENT + GROUP  
904 WINCHESTER DRIVE,  
SOUTH LAKE, TX 76092  
aj@elevatetmg.com  
817.832.6022

PROJECT INFORMATION:

**LivSmart Studios**  
by **Milena**

INTERSTATE 30 HOV -  
E PALACE PARKWAY  
GRAND PRAIRIE, TX 75050  
PROTOTYPE VERSION - v1.1  
REV. DATE: MARCH 2024

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

ISSUE:

**ISSUED FOR 35%  
OWNER REVIEW**

ISSUE DATE:

2024.11.22

DRAWN BY:

KB/PP

CHECKED BY:

AD

PROJECT #:

B4-319-2401

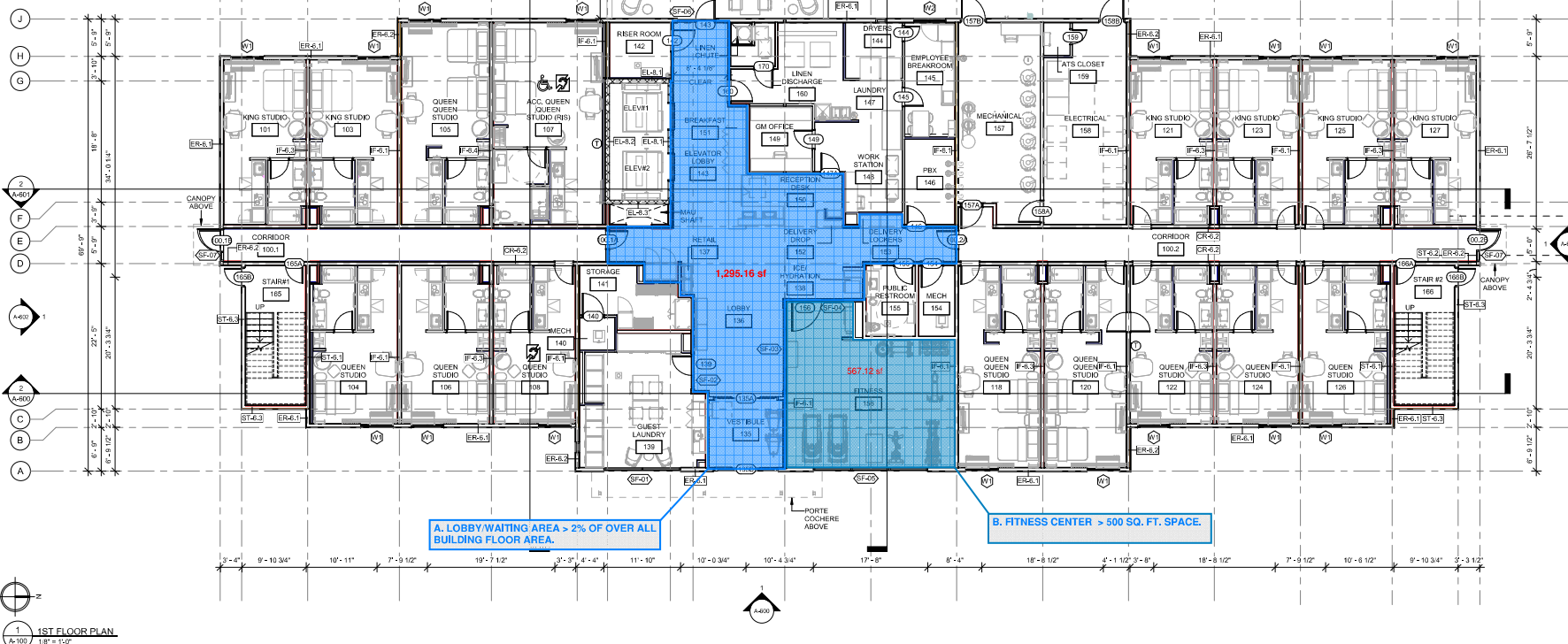
SHEET NAME:

**1ST FLOOR  
PLAN**

SHEET NUMBER:

**A-100**

-100% OF HOTEL - WIFI CONNECTIVITY.  
-DAILY IN-SUITE TRASH AND LINEN SERVICE WILL BE AVAILABLE.  
-ALL GUESTROOMS WILL HAVE IN-SUITE COFFEE AND BEVERAGES WILL BE AVAILABLE 24 HOURS A DAY.  
-DAILY GRAB AND GO BREAKFAST OPTIONS WILL BE PROVIDED, AS WELL AS A 24-GUEST PANTRY WITH  
-SNACKS AND GUEST ESSENTIALS FOR THEIR STAY FOR PURCHASE.



## Retail Market & Community Board

The LivSmart Retail Market offers Guests a variety of nourishing snacks, indulgent treats, refreshing beverages, and satisfying meal options, as well as everyday conveniences including personal and household essentials and pantry staples. The Community Buzz board lets Guests know what's happening locally, both on property and in the surrounding area.

- |                                |                                     |
|--------------------------------|-------------------------------------|
| 1 Modular Retail Display Units | 4 Community Message Board & Graphic |
| 2 Refrigerator with Graphic    | 5 Entry Bench Seating               |
| 3 Freezer with Graphic         | 6 Destination Blade Signs           |



LIVSMART STUDIOS BY HILTON | PROCUREMENT GUIDE v1.0 | MARCH 2024 | 31

## Breakfast Area

The breakfast area offers a convenient grab-and-go counter near the elevator, ensuring Guests can start their day with ease. Additionally, we provide fresh, 24/7 premium coffee to fuel their day or whenever they need a pick-me-up.

- |                                    |                                |                         |
|------------------------------------|--------------------------------|-------------------------|
| 1 Undercounter Breakfast Storage   | 4 Fresh "On The Go" Food Items | 7 Millwork Screen       |
| 2 Undercounter Refrigerator        | 5 Breakfast Brand Graphic      | 8 Guest Printer Station |
| 3 24/7 Coffee Machine & Condiments | 6 Integrated Trash             |                         |



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## Fitness

At 573sf, the Fitness space caters to long-stay Guests' needs and prioritizing their routines throughout their stay. LivSmart fitness offers various zones for core, strength training, and cardio focus, as well as amenities like the Peloton® bike for personalized workouts, an energizing fitness wall mural, and abundance of natural light that invigorates the experience.



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## Guest Laundry

Our Guest Laundry space stands out with an inviting, airy atmosphere with natural light and amenities that enhance the long-stay experience. While they wait, Guests can enjoy the expansive folding & work tables, lounge seating, TV, and steaming/ironing area with access to power for personal charging.



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## Appendix F Menu Items Checklist

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

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

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> <li>Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer.</li> <li>Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.</li> </ul> → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> <li>* Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.</li> <li>Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.</li> </ul>

		<ul style="list-style-type: none"> <li>Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space.</li> </ul> <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> <li>Shared parking agreements between different lots/occupants must be in place.</li> </ul>
<b>Building Design (Select at Least Six Menu Items)</b>		
<b>✓ If Selected</b>	<b>Menu Item</b>	<b>Description</b>
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input checked="" type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material texture. → Circle or highlight the proposed items.
<input type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input checked="" type="checkbox"/>	Canopy Variation	<p>Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.</p> <p>* It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.</p>
<input checked="" type="checkbox"/>	Design Elements	<p>Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer.</p> <p>→ Circle or highlight the proposed design elements.</p>

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

✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input type="checkbox"/>	Connect to Parks and/or Trails	<p>Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer.</p> <p>→ Circle or highlight the proposed amenities.</p>
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input type="checkbox"/>	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input type="checkbox"/>	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (ISWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input checked="" type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input checked="" type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input checked="" type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input checked="" type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

#### Alternative Compliance

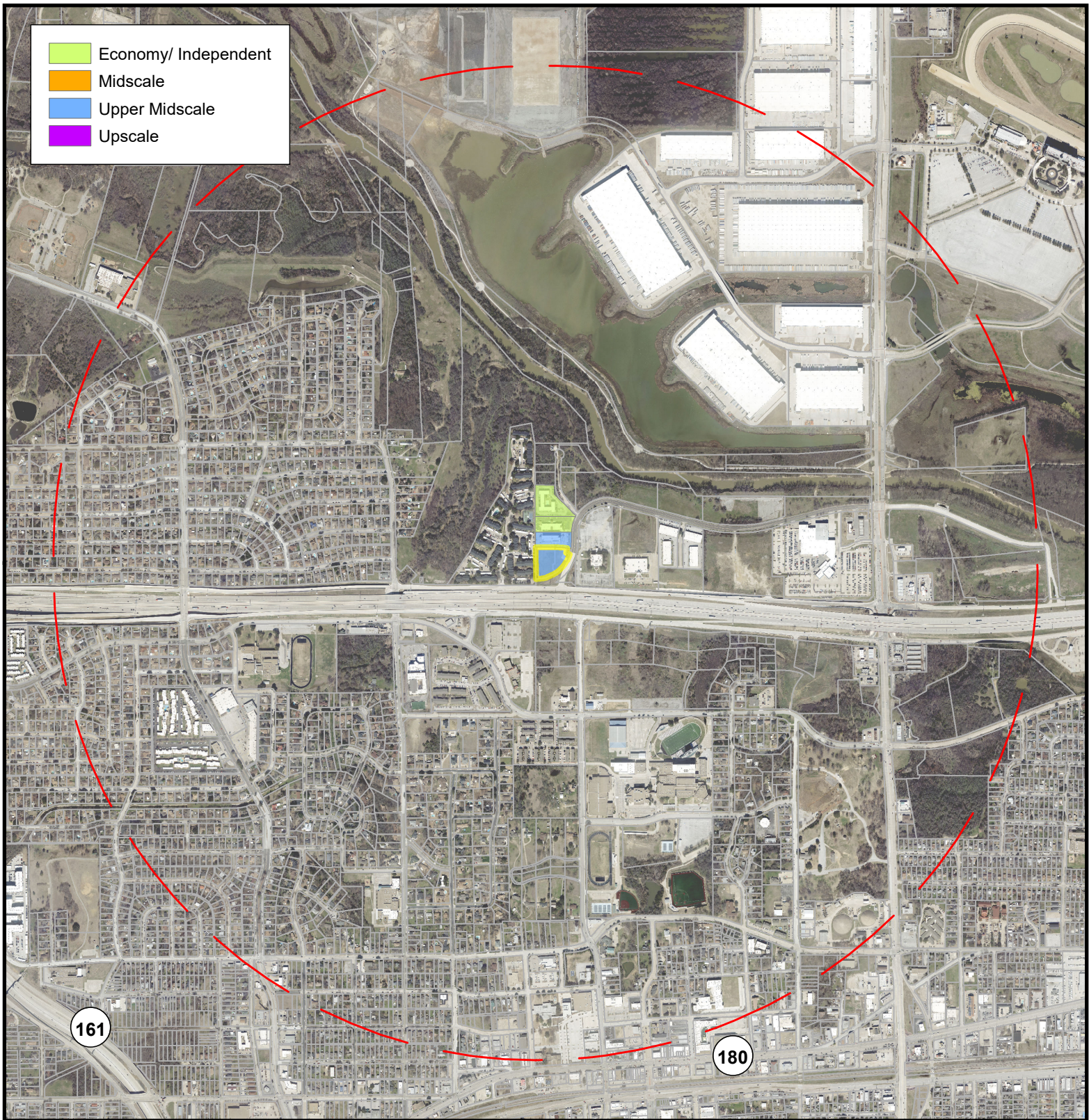
The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

✓ If Selected	Proposed Item/Element	Description
<input checked="" type="checkbox"/>	Alternative Standard	Foundation Planting
<input checked="" type="checkbox"/>	Alternative Standard	Bike Racks
<input type="checkbox"/>		
<input type="checkbox"/>		

#### Menu Item Summary Table

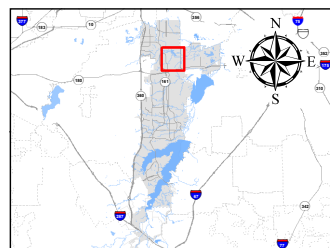
Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	1
Site Design & Building Orientation	2
Building Design	7
Healthy, Smart, Sustainable Community	3.5
Alternative Compliance	2
Total Menu Items:	12.5





- Location
- City Limits
- Parcels



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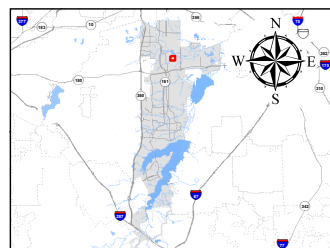


-  Hotels
-  Extended Stay



-  Location
-  City Limits
-  Parcels

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## CITY OF GRAND PRAIRIE COMMUNICATION

---

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Senior Planner

**TITLE:** SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

**APPLICANT:** Glenn Woodard, Westwood

**RECOMMENDED ACTION:** Approve with conditions

---

### SUMMARY:

SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St.

### PURPOSE OF REQUEST:

The applicant seeks to adjust the boundary of SUP-618 for a vehicle holding yard. No other changes are being proposed.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Warehouse
South	Heavy Industrial (HI)/PD-80	Automotive/Mobile Home Park
West	Light Industrial (LI)	Automotive
East	HI/LI	Undeveloped



**HISTORY:**

- June 24, 1994: City Council approved SUP-618 (Ordinance No. 5511) for an inoperable vehicle holding yard and a flea market at the former Dallas Auto Action Auction (Case Number Z060603).

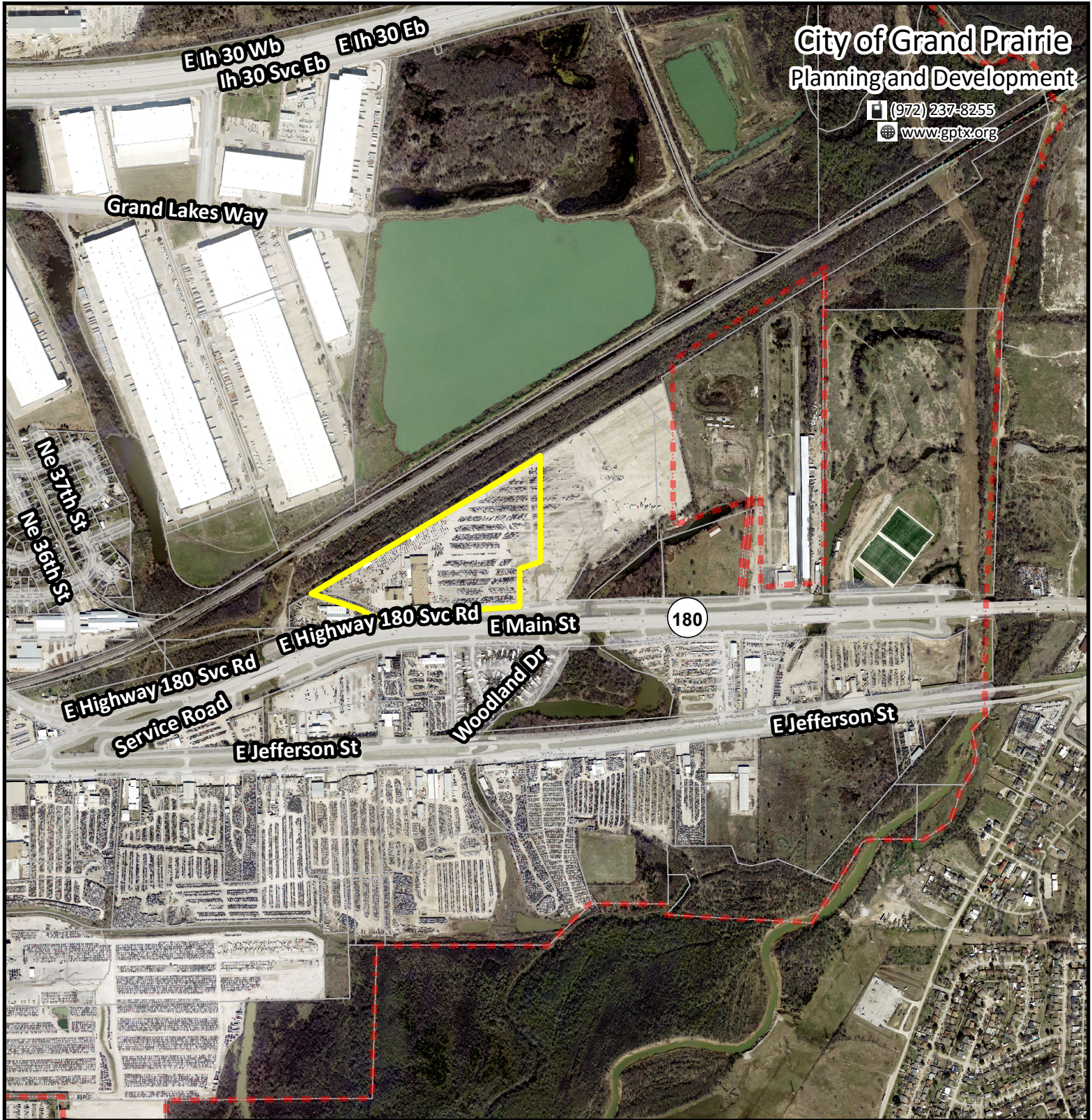
**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposed changes will reduce the area of a vehicle holding yard from 28.67 acres to 27.30 acres. On January 7, 2025, City Council approved a Specific Use Permit for a heavy truck parking facility to the east of the subject property (Case Number SUP-24-09-0039).

**RECOMMENDATION:**




The Development Review Committee (DRC) and staff recommend approval.



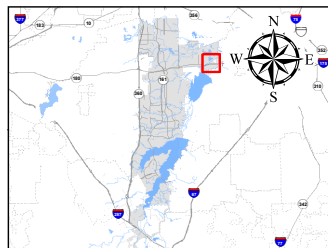


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Planning and Development

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www.gptx.org

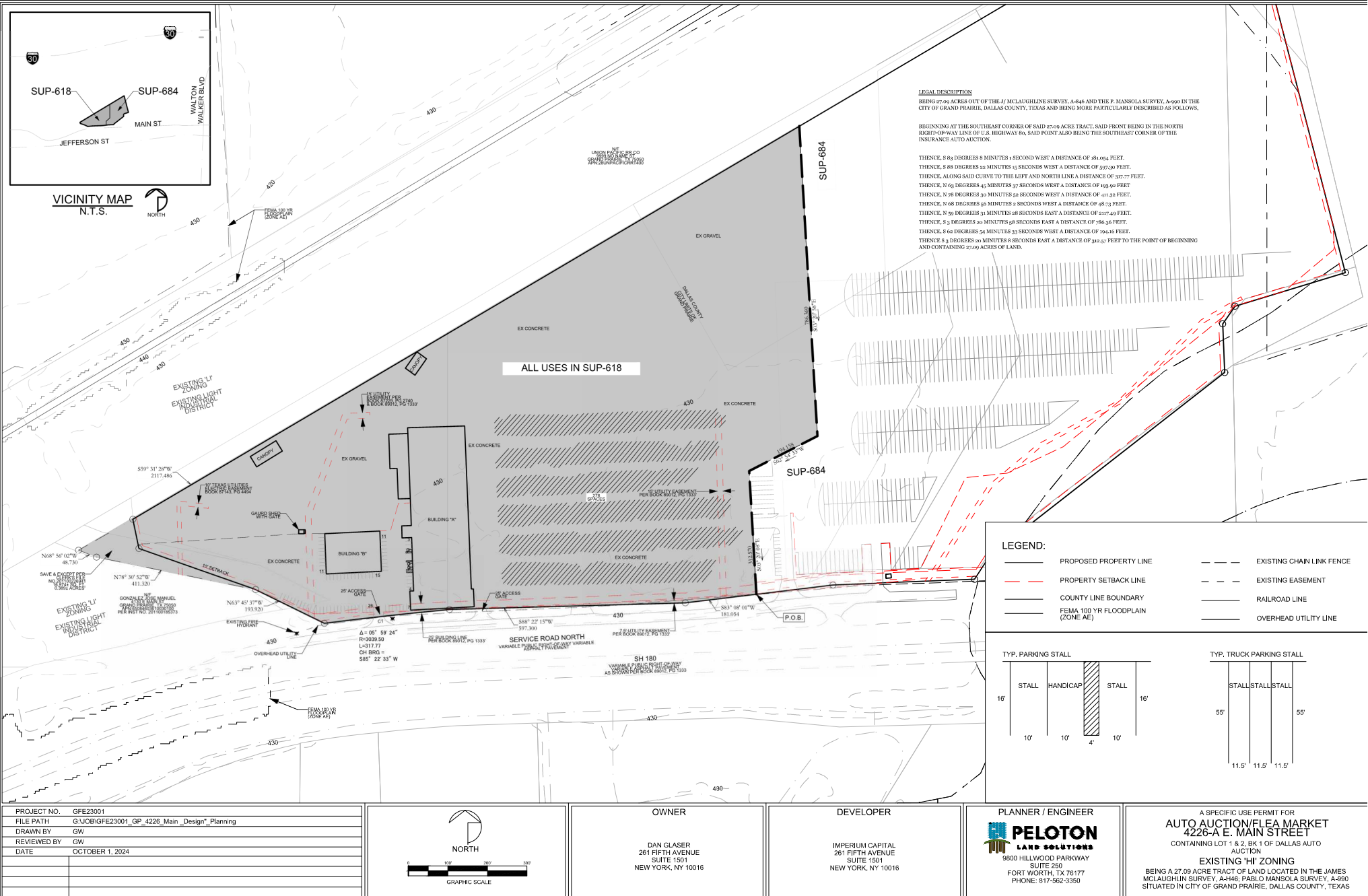
-  Location
-  Street Center Line
-  Parcels

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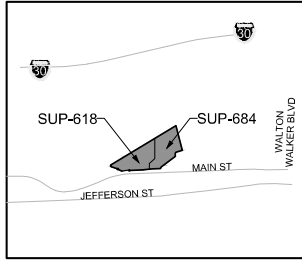


0 0.2 Miles  
**Grand Prairie**  
TEXAS  
PLANNING  
Date: 10/2/2024









VICINITY MAP  
N.T.S.

LEGAL DESCRIPTION

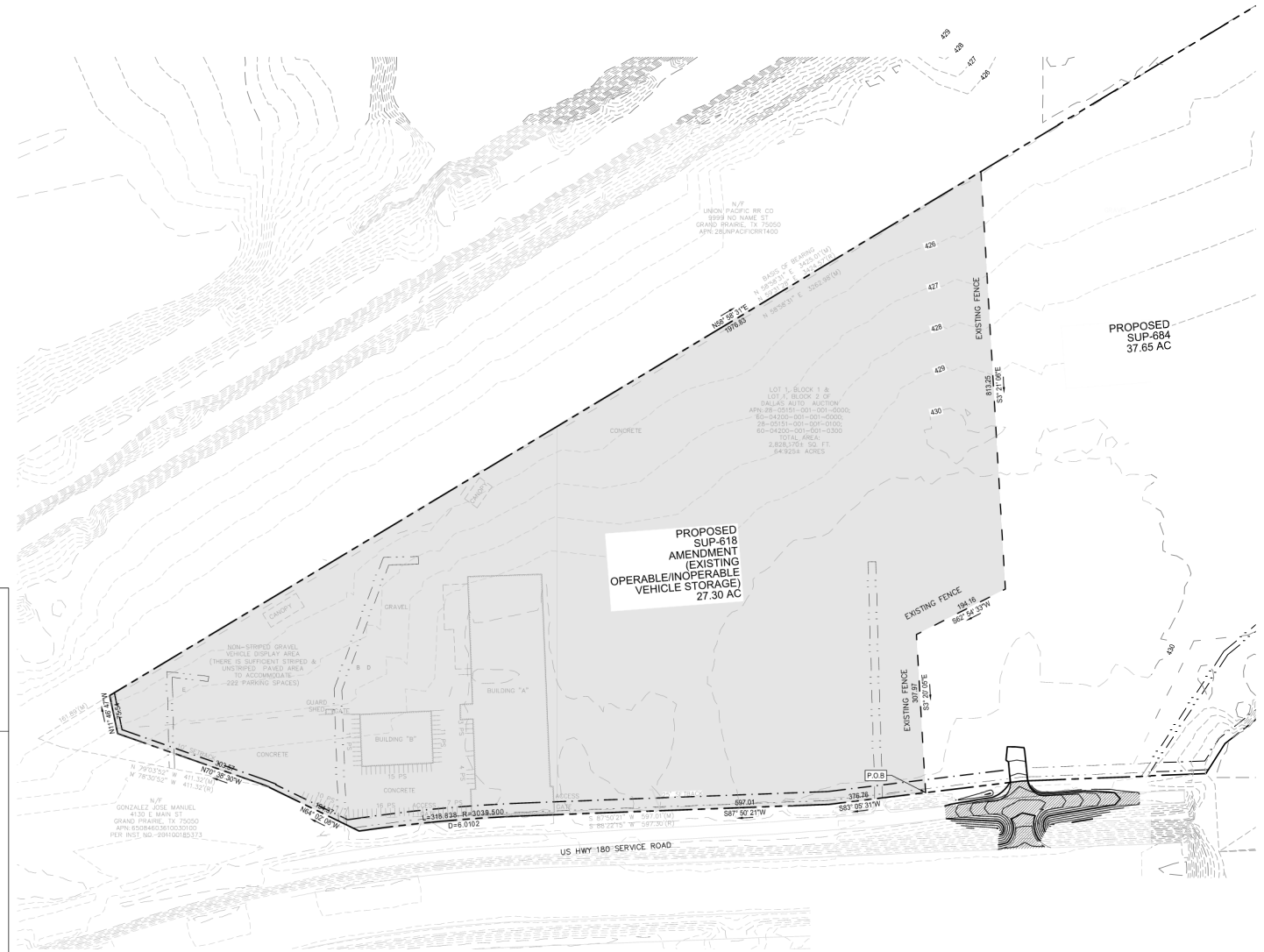
BEING 27.09 ACRES OUT OF THE J. MCLAUGHLIN SURVEY, A-846 AND THE P. MANSOLA SURVEY, A-990 IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 27.09 ACRE TRACT, SAID FRONT BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE INSURANCE AUTO AUCTION.

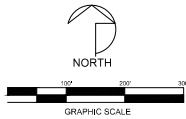
THENCE, S 82 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 218.45 FEET.  
THENCE, S 87 DEGREES 30 MINUTES 21 SECONDS WEST A DISTANCE OF 397.01 FEET.  
THENCE, ALONG SAID CURVE TO THE LEFT AND NORTH LINE A DISTANCE OF 319.84 FEET.  
THENCE, N 64 DEGREES 09 MINUTES 08 SECONDS WEST A DISTANCE OF 194.37 FEET.  
THENCE, N 70 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 303.47 FEET.  
THENCE, N 1 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 75.74 FEET.  
THENCE, N 50 DEGREES 08 MINUTES 5 SECONDS EAST A DISTANCE OF 416.48 FEET.  
THENCE, S 3 DEGREES 34 MINUTES 06 SECONDS EAST A DISTANCE OF 84.35 FEET.  
THENCE, S 64 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 184.48 FEET.  
THENCE S 5 DEGREES 20 MINUTES 5 SECONDS EAST A DISTANCE OF 307.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.09 ACRES OF LAND.

LEGEND:

---	PROPERTY LINE	---	EXISTING CHAIN LINK FENCE
---	PROPERTY SETBACK LINE	---	EXISTING EASEMENT
⊙	PROPOSED SHRUB	---	RAILROAD LINE
		---	OVERHEAD UTILITY LINE



PROJECT NO. GFE23001  
FILE PATH G:\JOB\GFE23001\_GP\_4226\_Main\_Design\_Planning  
DRAWN BY GW  
REVIEWED BY GW  
DATE OCTOBER 1, 2024



OWNER  
  
DAN GLASER  
261 FIFTH AVENUE  
SUITE 1501  
NEW YORK, NY 10016

DEVELOPER  
  
IMPERIUM CAPITAL  
261 FIFTH AVENUE  
SUITE 1501  
NEW YORK, NY 10016

PLANNER / ENGINEER  
  
**PELTON**  
LAND SOLUTIONS  
5800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-962-3350

A SPECIFIC USE PERMIT FOR  
**AUTO AUCTION/FLEA MARKET**  
4226-A E. MAIN STREET  
CONTAINING LOT 1 & 2, BK 1 OF DALLAS AUTO  
AUCTION.  
**EXISTING "H" ZONING**  
BEING A 64.925 ACRE TRACT OF LAND LOCATED IN THE JAMES  
MCLAUGHLIN SURVEY, A-446; PABLO MANSOLA SURVEY, A-990  
SITUATED IN CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy

**APPLICANT:** Norman Patten

**RECOMMENDED ACTION:** Approve

### SUMMARY:

SUP/Site Plan for a two-story multi-tenant building with a drive through on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy.

### PURPOSE OF REQUEST:

The applicant intends to construct a two-story 12,363 sq. ft. retail/office building with an optional drive-thru for a restaurant with associated parking spaces. The proposed retail space will be 5,826 sq. ft. and the office space consists of 6,354 sq. ft. Specific Use Permit approval by City Council is required for any project requesting a drive-thru within an overlay district. Site Plan approval is required for properties within an overlay district or a Planned Development District.

### 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-298A	Undeveloped
South	PD-365	Residential Townhomes
West	PD-365	Residential Townhomes

East	PD-298A	Undeveloped
------	---------	-------------

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal is a multi-tenant building with the option to have a drive-thru and 42 parking spaces. The site meets the requirements of the Unified Development Code (UDC) and Appendix F, Corridor Overlay District Standards.

### Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. Appendix F states that the parking calculations in Article 10 of the Unified Development Code (UDC) shall serve as parking maximums. The following table summarizes these requirements. The proposal meets the parking requirements of the UDC.

**Table 2. Parking Summary**

Standard	Required	Proposed	Meets
Retail (1 space per 275 Sq. Ft.) (5,286 Sq. Ft.)	22 (Maximum)	22	Yes
Office (1 space per 325 Sq. Ft.) (6,354 Sq. Ft.)	20 (Maximum)	20	Yes
Drive Through Queue (One Lane)	6 (Minimum)	6	Yes

### Landscape and Screening

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

**Table 3. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 10%	4,356	10,738	Yes
Front Yard 75% of Required Landscape in Front Yard	3,267	5,572	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	9	10	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	87	371	Yes
Flowering and Colorful Plants (15%)	15	16.7	Yes

### Building Design

The exterior building materials primarily consists of stone and stucco. The height of the proposed two-story building is 23 feet. Appendix F requires that buildings include certain amount of windows and canopies, which are summarized in the table below. The proposal meets the building design requirements.

**Table 4. Windows and Canopies Requirements**

Standard	Required	Provided	Meets
Primary Facade	30%	37%	Yes



Total Length	50%	56%	Yes
Total Canopy	25%	59%	Yes

### Appendix F Checklist

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets 13.5 of the required minimum of 12 Menu Items.

<b>Table 5. Appendix F Menu Items</b>	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Permeable Surface
Building Design	Material Mix
Building Design	Color Accent
Building Design	Stone Accent
Building Design	Roof Variation
Building Design	Articulate Public Entrance
Building Design	Canopy Variation
Building Design	Articulation Elements
Building Design	Design Elements
Healthy, Smart & Sustainable Community	Mature Trees
Healthy, Smart & Sustainable Community	30% Native Plants (.5)
Healthy, Smart & Sustainable Community	Wifi (.5)
Healthy, Smart & Sustainable Community	Smart USB charging Stations (.5)
Alternative Compliance	Bicycle Rack

### PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 36 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: Three

### VARIANCES:

The applicant is not requesting any variances.

### RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.






# Exhibit A- Location Map

## Page 1 of 1

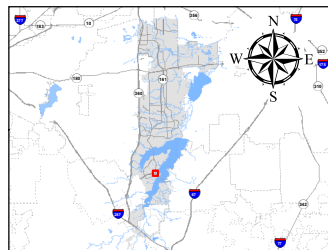
CASE LOCATION MAP  
SUP-24-04-0018  
2625 ENGLAND PKWY

Item6.



-  Location
-  Street Center Line
-  Parcels

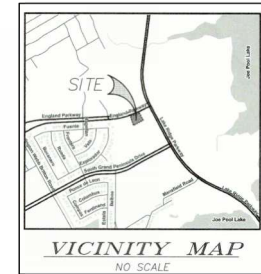
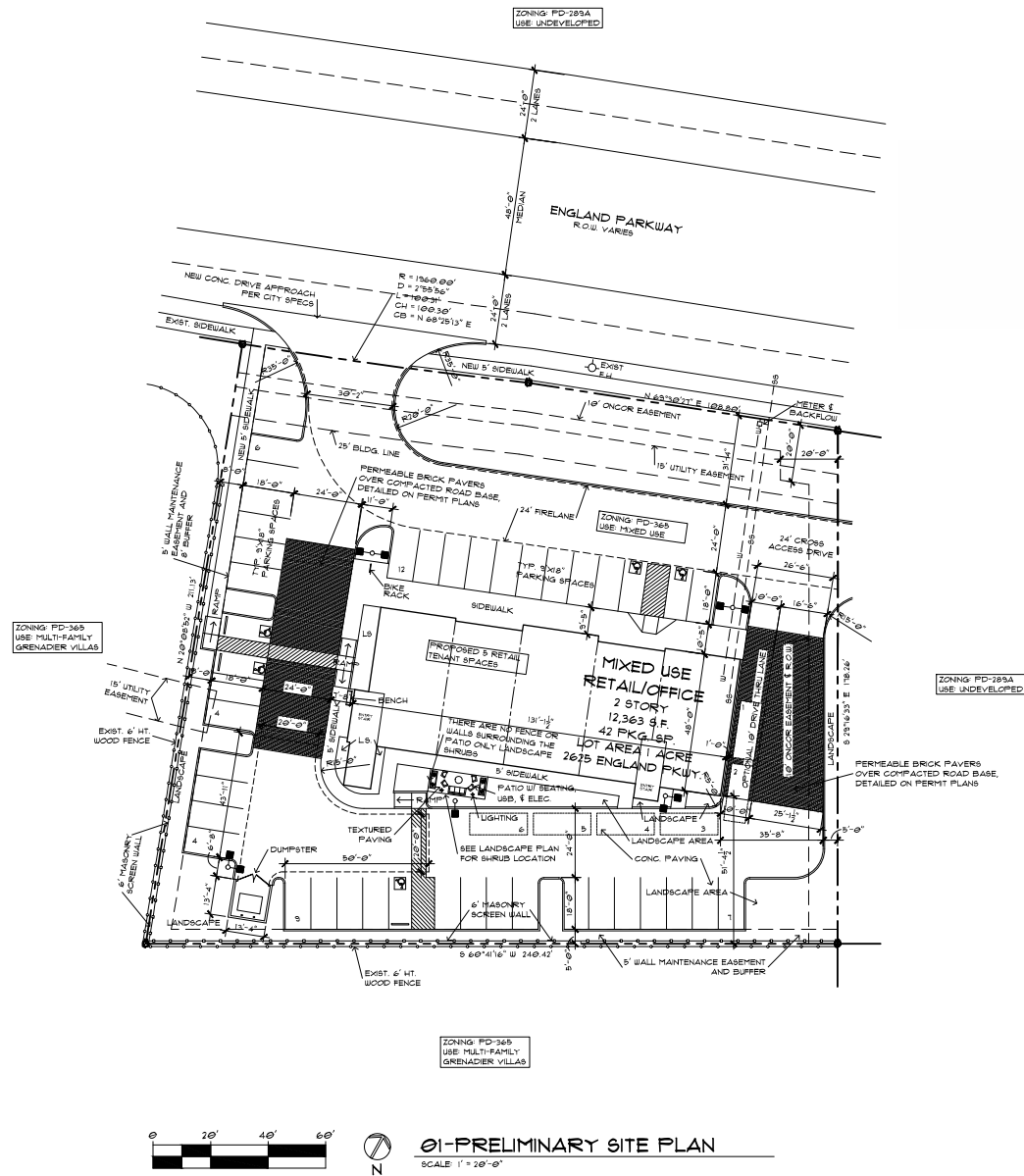
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0 0.07 Miles  
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Date: 5/15/2024



Exhibit B - Site Plan  
Page 1 of 1



SITE DATA SUMMARY				
STANDARD	REQUIRED	PROPOSED	PERMIT	
MIN LOT AREA (SQ. FT.)	43,560 S.F.	43,560 S.F.	YES	
MIN LOT WIDTH (FT.)	20'	VARIABLE	YES	
MIN LOT DEPTH (FT.)	105'	VARIABLE	YES	
FRONT SETBACK (FT.)	25' MIN.	8' AVG.	YES	
REAR SETBACK (FT.)	25' MIN.	5'-4' MIN.	YES	
MAX HEIGHT (FT.)	2-STORY	2-STORY	YES	
MAX. FLOOR AREA (RATIO)	40%	28.9 2-STORY	YES	
BLDG. FOOTPRINT	-	6,304 S.F.	YES	
IMPERVIOUS SITE AREA	-	70,033 S.F.	YES	

PARKING SUMMARY			
STANDARD	REQUIRED	PROPOSED	MEETS
RETAIL (1 SPACE PER 215 S.F.)	22 (MAXIMUM)	22	YES
OFFICE (1 SPACE PER 325 S.F.)	20	20	YES
DRIVE THROUGH QUEUE (ONE LANE)	6 (MINIMUM)	6	YES

### SITE DATA

RETAIL AREA (1/1725 S.F.)	= 5,826 S.F.
RETAIL PGK. REQ.	= 22 5PACES
RETAIL PGK. PROV.	= 22 5PACES
OFFICE AREA (1/325 S.F.)	= 6,354 S.F.
OFFICE PGK. REQ.	= 20 5PACES
OFFICE PGK. PROV.	= 20 5PACES
TOTAL PGK. REQ.	= 42 5PACES
TOTAL PGK. PROV.	= 42 5PACES
TOTAL PARKING PAVING	= 19,488 S.F.
TOTAL BRICK PAVERS	= 3,604 S.F. (15.5%)

NOTE: UNDERGROUND SITE DETENTION WILL BE PROVIDED IF REQUIRED.

CASE #: SUP-24-04-0018

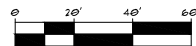
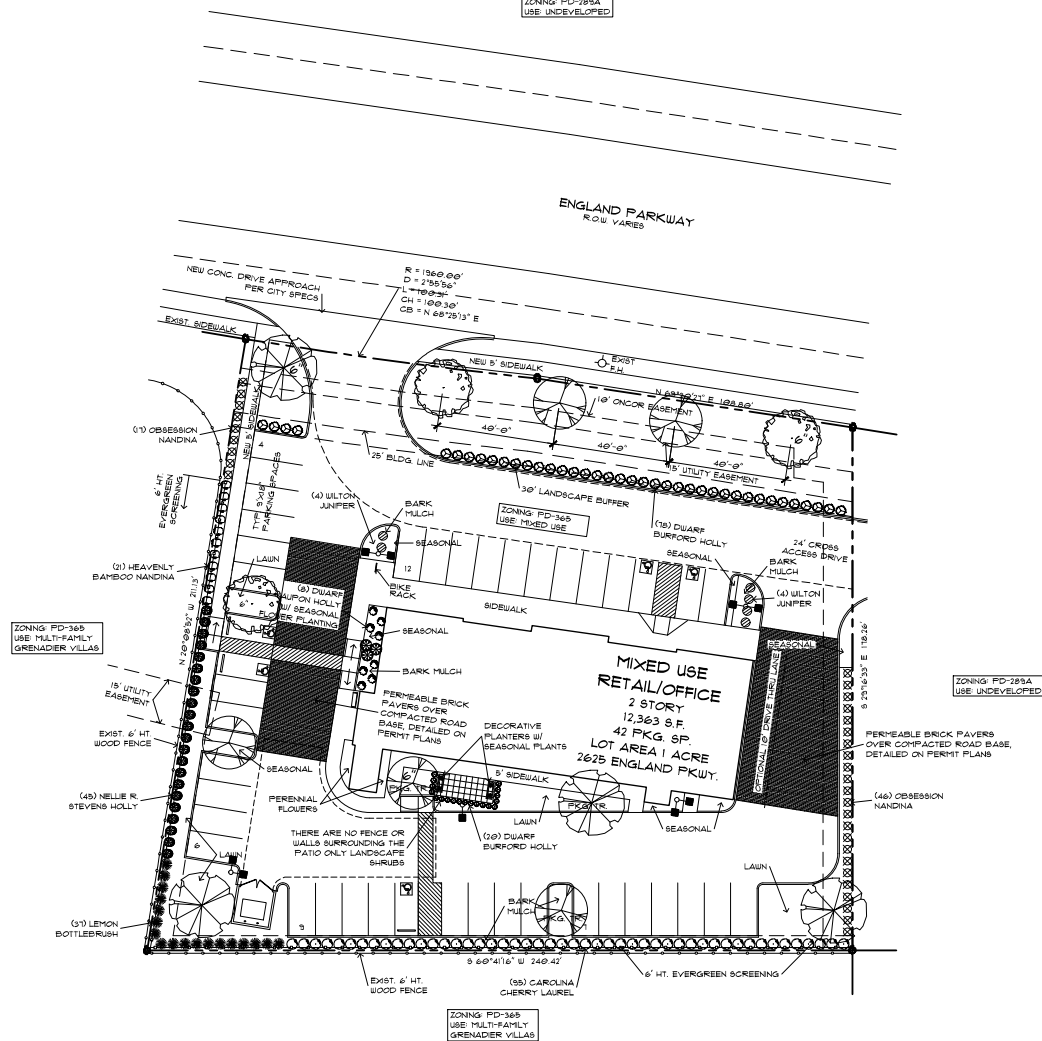
PROPERTY OWNER: MAHESH VANKAWALA  
2716 WATERS EDGE DR.  
CEDAR HILL, TX 75104  
PH: 469-261-7874

SUBMITTAL DATE: 04/30/2024  
08/02/2024  
10/28/2024  
11/22/2024  
12/13/2024





Exhibit C - Landscape Plan  
Page 1 of 1



01-PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

PLANT LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	SPACING
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3"	3	AS SHOWN
	CEDAR ELM	ULMUS CRASSIFOLIA	3"	4	AS SHOWN
	TEXAS RED OAK	QUERCUS BUCKLEYI	3"	1	AS SHOWN
	GRAPE HYDRANGEA	LAURUS VITIFOLIA	3"	1	AS SHOWN
	DWARF YAUPOH HOLLY	LEX VORTICORIA	5 GAL	8	AS SHOWN
	DWARF BURFORD HOLLY	LEX CORNUTA	5 GAL	58	2' O.C.
	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	5 GAL	55	2' O.C.
	NELLIE R. STEVENS HOLLY	LEX AEGROLOM	5 GAL	45	2' O.C.
	LEMON BOTTLEBRUSH	CALLISTEMON CITRINUS	5 GAL	31	2' O.C.
	HEAVENLY BAMBOO NANDINA	NANDINA DOMESTICA	5 GAL	2	2' O.C.
	GLOSSY LEAF NANDINA	NANDINA DOMESTICA	5 GAL	63	2' O.C.
	ANDROMEDA JUNIPER	JUNIPERUS HORIZONTALIS FLORIDA	5 GAL	6	5' O.C.
	BERMUDA GRASS	CYNODON DACTYLON	800	1414	AS SHOWN

LANDSCAPE NOTES:  
1. BERMUDA GRASS IS PROVIDED AT ALL AREAS NOTED AS LAWN.  
2. IRRIGATION WILL BE PROVIDED TO LANDSCAPE AREAS OF THE SITE (APPROX. 10,738 S.F.) PER CITY OF GRAND PRairie ORDINANCE.  
3. DISTURBED AREAS WITHIN CITY RIGHT OF WAY SHALL BE STABILIZED WITH BLOCK SOIL.

LANDSCAPE TABULATION

LOT AREA	43,540 S.F.
(REQ. 10% OF LOT AREA)	4,354 S.F.
LANDSCAPE REQUIRED	4,354 S.F.
LANDSCAPE PROVIDED	10,135 S.F.
TREES	
TREE / 100 S.F.	
TREES REQUIRED	5 TREES
TREES PROVIDED	13 TREES
SHRUBS	
LANDSCAPE AREA REQUIRED / 50	87 SHRUBS
SHRUBS REQUIRED	33 SHRUBS
SHRUBS PROVIDED	33 SHRUBS
DROUGHT TOLERANT SHRUBS REQUIRED	305 (36 SHRUBS)
PROVIDED	365 (22 SHRUBS)

LANDSCAPE & SCREEN REQUIREMENTS

STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA (50 FT) 10%	4,354 S.F.	10,135 S.F.	YES
FRONT YARD 15% OF REQUIRED LANDSCAPE IN FRONT YARD	3,267	5,932 S.F.	YES
STREET & BUFFER TREES (1000 S.F.)	5	10	YES
SHRUBS ( 3-GALLON SHRUBS PER 50 S.F. OF REQUIRED LANDSCAPE AREA)	81	33	YES
FLOWERING AND COLORFUL PLANTS (5%)	155	1675	YES

CASE #: SUP-24-04-0018

PROPERTY OWNER: MAHESH VANKAJWALA  
216 WATERS EDGE DR.  
CEDAR HILL, TX 75104  
PH: 469-261-1814

SUBMITTAL DATE: 04/30/2024  
08/02/2024  
10/28/2024  
11/22/2024  
12/13/2024

REVISIONS:

ENGLAND PARKWAY  
MIXED USE

2625 ENGLAND PARKWAY  
GRAND PRairie, TX

NORMAN PATTEN & ASSOC.  
ARCHITECTURE & PLANNING

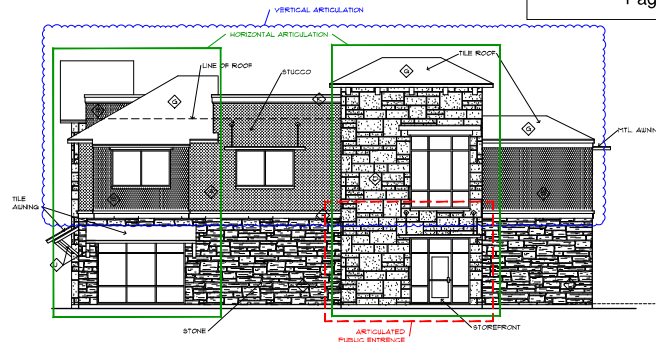
415 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/293-2929  
npatten@ncst.net

DATE:

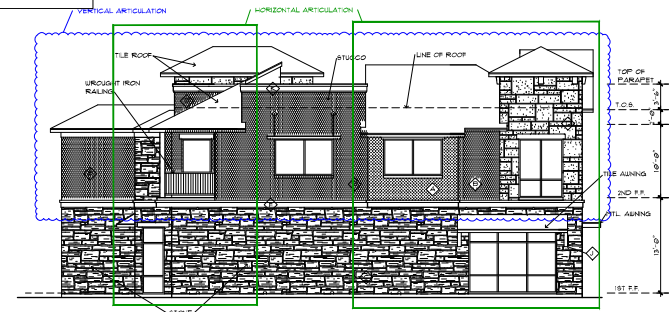
2330  
JOB NO.

SHEET NO.

Exhibit D - Building Elevations  
Page 1 of 1



04-PRELIMINARY WEST ELEVATION  
SCALE: 1/8" = 1'-0"



03-PRELIMINARY EAST ELEVATION  
SCALE: 1/8" = 1'-0"

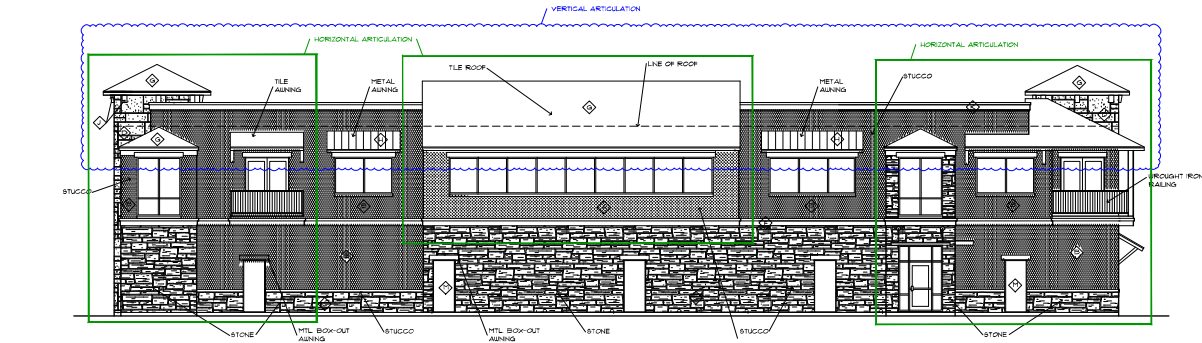
COLOR CHART

MATERIAL	LOCATION	COLOR
A. STUCCO		SHERWIN WILLIAMS 6091 - MALTED MILK
B. STUCCO		SHERWIN WILLIAMS 6084 - MODEST WHITE
C. CORNUCO	MAIN BASE	ITALIAN VILLA STANDARD, VOLTERRA
D. CORNUCO	ACCENT TOWERS	CLASSIC SERIES, GETTY STONE ENHANCED BLEND
E. CORNUCO	CENTRAL ENTRY	CLASSIC SERIES, SMOOTH LIMESTONE WHITE BANDS
F. GPRC	HORIZONTAL STONE	WHITE
G. ROOF	ROOF TILE	MISSION RED GLED TILE
H. METAL	METAL AWNING	STANDARD METAL LIGHT GRAY
I. METAL	METAL AWNING	STANDARD METAL LIGHT GRAY
J. METAL	METAL AWNING	STANDARD METAL LIGHT GRAY
K. GPRC	PARAPET WALL	WHITE
L. GPRC	CENTRAL ENTRY	WHITE
M. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
N. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
O. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
P. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
Q. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
R. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
S. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
T. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
U. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
V. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
W. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
X. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
Y. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN
Z. METAL	DOORS	SHERWIN WILLIAMS 6091 - STURDY BROWN

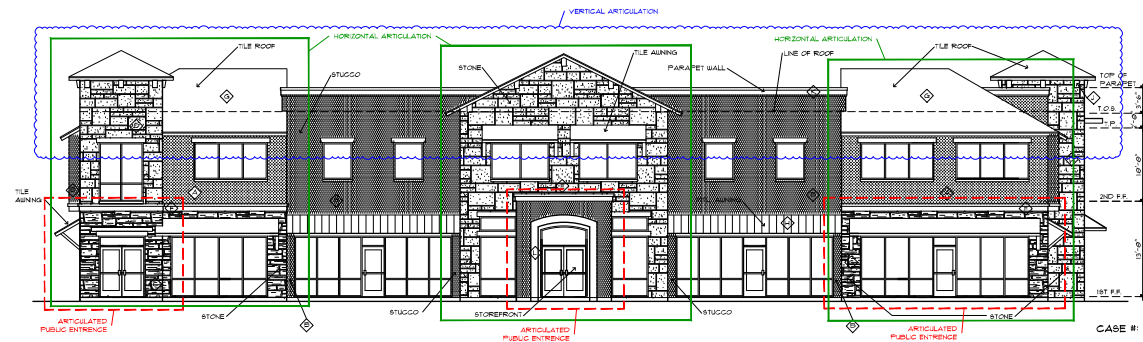
TABLE 5: UNDOORS AND CANOPIES REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	YEETS
PRIMARY FACADE	50%	37%	YES
TOTAL LENGTH	50%	56%	YES
TOTAL CANOPY	25%	55%	YES

FACADE	TOTAL AREA	OPENING AREA	TOTAL OPENING	% PRIMARY MASONRY BRICK/STONE	% SECONDARY MASONRY ALL OTHER MATERIALS
NORTH	3,100 S.F.	1,000 S.F.	58.5%	75.0%	31.5%
SOUTH	3,800 S.F.	1,200 S.F.	70.0%	51.4%	45.3%
EAST	1,932 S.F.	776 S.F.	40.2%	56.3%	26.1%
WEST	1,835 S.F.	328 S.F.	18.0%	33.4%	48.1%



02-PRELIMINARY SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



01-PRELIMINARY NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

ACCENT LEGEND  
 ~~~~~ VERTICAL ARTICULATION  
 ——— HORIZONTAL ARTICULATION  
 - - - - - ARTICULATED PUBLIC ENTRANCES

REVISIONS:

ENGLAND PARKWAY  
MIXED USE

2635 ENGLAND PKWY.  
GRAND PRairie, TX

NORMAN PATTEN & ASSOC.  
ARCHITECTURE & PLANNING

415 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/293-2929  
npatten@npsnet.net

DATE:

2330  
JOB NO.

SHEET NO.

CASE #: SUP-24-04-0018

PROPERTY OWNER: MAHESH VANKAJWALA  
216 WATERS EDGE DR.  
CEDAR HILL, TX 75104  
PH: 469-261-1814

SUBMITTAL DATE:  
04/30/2024  
08/02/2024  
10/28/2024  
11/22/2024  
12/13/2024



# Register Position

|                      |                        |
|----------------------|------------------------|
| Submitted on         | 6 January 2025, 2:49PM |
| Receipt number       | 1040                   |
| Related form version | 6                      |

|                      |                                   |
|----------------------|-----------------------------------|
| First Name           | Raffie                            |
| Last Name            | Bahi                              |
| Your Address Line 1  | 7392 Lake Ridge Parkway suite 300 |
| Your Address Line 2  |                                   |
| City                 | Grand Prairie                     |
| State                | Texas                             |
| Zip Code             | 75054                             |
| Case Number          | sup-24-04-0018                    |
| I am registering my: | Opposition                        |
| Additional Comments  |                                   |

# Register Position

|                      |                        |
|----------------------|------------------------|
| Submitted on         | 6 January 2025, 2:50PM |
| Receipt number       | 1041                   |
| Related form version | 6                      |

|                      |                                   |
|----------------------|-----------------------------------|
| First Name           | Mo                                |
| Last Name            | Iqbal                             |
| Your Address Line 1  | 7392 Lake Ridge Parkway suite 100 |
| Your Address Line 2  |                                   |
| City                 | Grand Prairie                     |
| State                | Texas                             |
| Zip Code             | 75054                             |
| Case Number          | sup-2404-0018                     |
| I am registering my: | Opposition                        |
| Additional Comments  |                                   |

# Register Position

|                      |                        |
|----------------------|------------------------|
| Submitted on         | 6 January 2025, 2:51PM |
| Receipt number       | 1042                   |
| Related form version | 6                      |

|            |        |
|------------|--------|
| First Name | kamish |
|------------|--------|

|           |      |
|-----------|------|
| Last Name | Bhai |
|-----------|------|

|                     |                               |
|---------------------|-------------------------------|
| Your Address Line 1 | 7402 Lake ridge pkwy apt 3322 |
|---------------------|-------------------------------|

|                     |  |
|---------------------|--|
| Your Address Line 2 |  |
|---------------------|--|

|      |               |
|------|---------------|
| City | Grand Prairie |
|------|---------------|

|       |       |
|-------|-------|
| State | Texas |
|-------|-------|

|          |       |
|----------|-------|
| Zip Code | 75054 |
|----------|-------|

|             |                |
|-------------|----------------|
| Case Number | sup-24-04-0018 |
|-------------|----------------|

|                      |            |
|----------------------|------------|
| I am registering my: | Opposition |
|----------------------|------------|

|                     |  |
|---------------------|--|
| Additional Comments |  |
|---------------------|--|





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Salvador Gonzalez Jr., Planner

**TITLE:** ZON-24-11-0029 - Zoning Change – 2335 & 2339 SE 4<sup>th</sup> St. (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A & 1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St.

**APPLICANT:** Julian Leyva

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A & 1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St.

### PURPOSE OF REQUEST:

The purpose of the request is to rezone the existing two lots to a zoning district which would allow for three residential lots. The applicant intends to build three individual single-family homes on the three proposed lots. If the zoning change is approved, the applicant will move forward with replatting the property.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

| Direction | Zoning                | Existing Use                      |
|-----------|-----------------------|-----------------------------------|
| North     | Single Family-Two     | Middle School                     |
| South     | PD-93                 | Commercial/Retail                 |
| West      | SF-2                  | Parking for Religious Institution |
| East      | Neighborhood Services | Single Family Residence           |

## HISTORY:

- March 1999: The City's 1999 zoning map shows the subject property zoned Single Family-Two.

## 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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as Low Density Residential. The proposed zoning is consistent with the FLUM.

## ZONING REQUIREMENTS:

The table below summarizes the requirements for SF-6. If zoning is approved, the applicant must comply with the following standards.

**Table 2. Summary of Lot Requirements**

| Standard                   | SF-6               |
|----------------------------|--------------------|
| Unit Density               | 8.7 units per acre |
| Min. Living Area (Sq. Ft.) | 1,400              |
| Min. Lot Area (Sq. Ft.)    | 5,000              |
| Min. Lot Width (Ft.)       | 50                 |
| Min. Lot Depth (Ft.)       | 100                |
| Front Setback (Ft.)        | 25                 |
| Internal Side Yard (Ft.)   | 5                  |
| Rear Setback (Ft.)         | 10                 |
| Max. Height (Ft.)          | 25                 |
| Lot Coverage (%)           | 50                 |

## ANALYSIS:

The request is consistent with the adjacent land use and the FLUM.

## PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 14 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



# Exhibit A- Location Map

## Page 1 of 1

CASE LOCATION MAP  
ZON-24-11-0029  
2335 & 2339 SE 4TH ST

Item7.

City of Grand Prairie  
Planning and Development

(972) 237-8255

www.gptx.org



Location

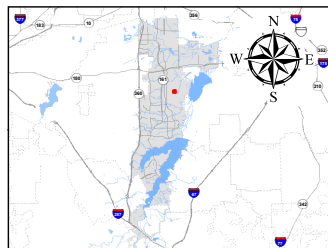


Street Center Line



Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.03 Miles

Grand  
Prairie  
TEXAS

PLANNING  
Date: 11/11/20

102





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

**APPLICANT:** Mike Arreguin, Applicant

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request since the single-family use 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.*

### SUMMARY:

Zoning Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St.

### PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Central Area District and Two Family Residential District, which does not allow single-family detached residential use. The Central Area and Two Family Residential Districts allow for higher density residential uses than single family detached.

### 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     | Central Area                          | Auto Related Business     |
| South     | Two Family Residential                | Single Family Residential |
| West      | Two Family Residential & Central Area | Contractor's Shop         |
| East      | Two Family Residential & Central Area | Single Family Residential |

## 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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as High Density Residential. The proposed zoning is inconsistent with the FLUM. Abutting properties are zoned Central Area or Two Family Residential. A request to amend the FLUM is under consideration (Case Number CPA-24-09-0013).

## ZONING REQUIREMENTS:

The property was illegally subdivided decades ago. The table below summarizes the requirements for SF-6. If zoning is approved, the applicant must plat the property before the construction of a single-family home.

**Table 2. Summary of Lot Requirements**

| Standard                   | SF-6               |
|----------------------------|--------------------|
| Unit Density               | 8.7 units per acre |
| Min. Living Area (Sq. Ft.) | 1,400              |
| Min. Lot Area (Sq. Ft.)    | 5,000              |
| Min. Lot Width (Ft.)       | 50                 |
| Min. Lot Depth (Ft.)       | 100                |
| Front Setback (Ft.)        | 25                 |
| Internal Side Yard (Ft.)   | 5                  |
| Rear Setback (Ft.)         | 10                 |
| Max. Height (Ft.)          | 25                 |
| Lot Coverage (%)           | 50                 |

## ANALYSIS:

The existing lot is currently vacant and the applicant desires to construct a single family residence on the lot. The northern and western boundaries of the property are bordered by an auto-related business and a contractor's shop, while the adjacent properties to the east and south are used for single-family residential purposes. The lot is located on a block that is predominantly residential, and it is unlikely that the area will develop into a high-density residential zone in the future.

## VARIANCES:

The applicant is not requesting any variances at this time.



**RECOMMENDATION:**

Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use.

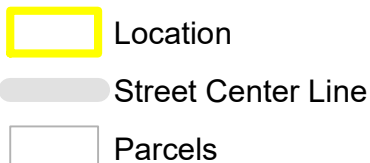
*Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the City's comprehensive plan.*

Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:

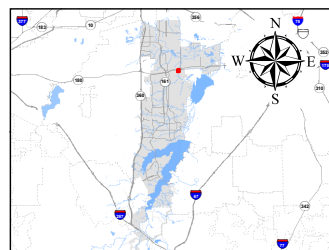
1. The applicant shall plat the property and file the final plat with the county before the issuance of any building permits.



CASE LOCATION MAP  
CPA-24-09-0013  
509 AUSTIN ST

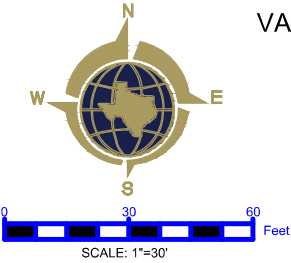


The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.





VACANT LOT SURVEY



METES AND BOUNDS

BEING a 0.172 acre tract of land out of the John W. Kirk abstract survey, and being a portion of Lot 3, Block B, of Dallas Addition to Grand Prairie, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat as recorded under Volume 1, Page 140, Plat Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (cm) for the northeast corner of the herein described tract, same being the northeast corner of said Lot 3 and the northwest corner of Lot 4 of said Dallas Addition to Grand Prairie, and being in the south right-of-way line of Austin Street (having a 40' right-of-way per Volume 1, Page 140);

THENCE departing the south right-of-way line of said Austin Street, South 00 degrees 29 minutes 15 seconds East (south), with the east line of said Lot 3 and the west line of said Lot 4, a distance of 149.70 feet (150.00') to a railroad spike found for the southeast corner of the herein described tract, same being in the east line of said Lot 3 and the west line of said Lot 4;

THENCE departing the east line of said Lot 3 and the west line of said Lot 4, South 89 degrees 40 minutes 40 seconds West (west), traversing through the interior of said Lot 3, a distance of 50.00 feet to a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set for the southwest corner of the herein described tract, the southeast corner of Lot 1R, Block B, of R.W. Bairds Addition, according to the plat as recorded under Volume 85050, Page 816, Plat Records, Dallas County, Texas, and being in the west line of said Lot 3 and the east line of Lot 2 of said Dallas Addition to Grand Prairie,

THENCE North 00 degrees 29 minutes 15 seconds West (north), with the east line of said Lot 1R and the west line of said Lot 3, a distance of 149.70 feet (150.00') to a 1/2 inch iron rod found for the northwest corner of the herein described tract and said Lot 3, same being the northeast corner of a 5' right-of-way dedication as shown on said R.W. Bairds addition, in the south right-of-way line of said Austin Street, from which a 1/2 inch iron rod found (cm) for the northwest corner of said R.W. Bairds Addition bears South 89 degrees 40 minutes 40 seconds West (basis of bearing) (west), a distance of 100.00 feet;

THENCE North 89 degrees 40 minutes 40 seconds East (east), with the south right-of-way line of said Austin Street and the north line of said Lot 3, a distance of 50.00 feet to the POINT OF BEGINNING and enclosing approximately 0.172 acre (7,485 square feet) of land, more or less.

LEGEND

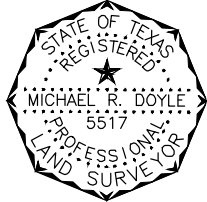
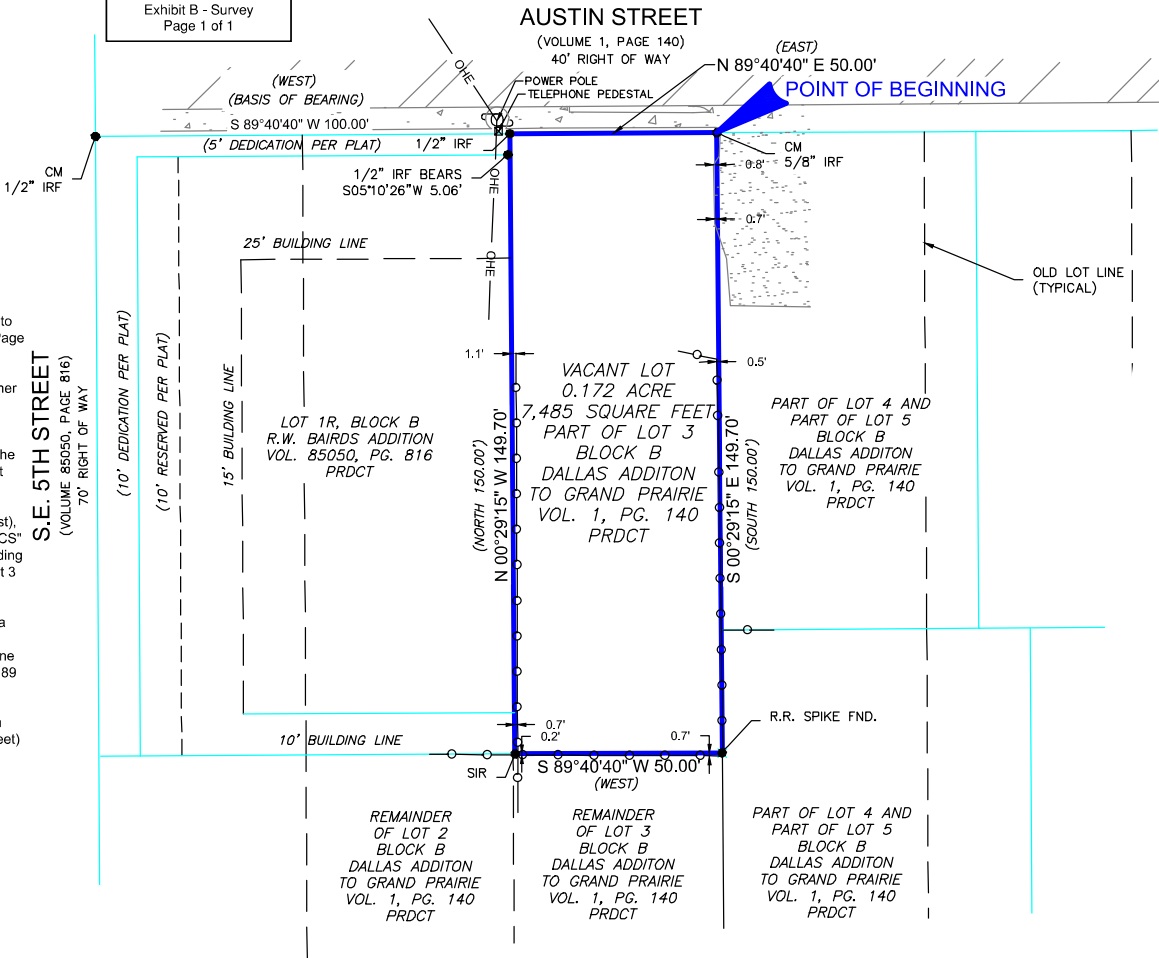
NOTE:

1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.

- |     |                                                                |
|-----|----------------------------------------------------------------|
| ( ) | = RECORD CALLS                                                 |
| CM  | = CONTROL MONUMENT                                             |
| IRF | = IRON ROD FOUND                                               |
| SIR | = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"  |
|     | = SUBJECT PROPERTY LINE                                        |
|     | = ADJOINING PROPERTY LINE                                      |
|     | = O.P.R.D.C.T = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. |
|     | = D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS              |
|     | = P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS              |
|     | = CONCRETE PAVEMENT                                            |
|     | = GRAVEL/ROCK                                                  |
|     | = ASPHALT                                                      |
|     | = CHAIN LINK FENCE                                             |
|     | = OVER HEAD ELECTRIC LINE                                      |

Exhibit B - Survey  
Page 1 of 1



I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, OCTOBER 22, 2024.

*Michael R. Doyle*  
Registered Prof. Land Surveyor  
Texas Registration No. 5517

LEGAL DESCRIPTION:

BEING A 0.172 ACRE TRACT OF LAND OUT OF THE JOHN W. KIRK ABSTRACT SURVEY, AND BEING A PORTION OF LOT 3, BLOCK B, OF DALLAS ADDITION TO GRAND PRAIRIE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED UNDER VOLUME 1, PAGE 140, PLAT RECORDS, DALLAS COUNTY, TEXAS.

**TND GEOMATICS**  
PROFESSIONAL LAND SURVEYING FIRM  
FIRM NO. 10194862

6821 BAKER BLVD, STE. C  
RICHLAND HILLS, TX  
OFFICE: 817.616.3105  
EMAIL: info@tndtx.com

FIELD: JAC  
TECH: JRC  
JOB NO.:24110013

CLIENT:

Augusto Huerta  
519 Austin Street, Grand Prairie, TX  
214-289-9248





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/13/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

**APPLICANT:** Mike Arreguin, Applicant

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request since the single-family use 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.*

### SUMMARY:

Zoning Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St.

### PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Central Area District and Two Family Residential District, which does not allow single-family residential use.

### 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 | Central Area                          | Auto Related Business     |
| South | Two Family Residential                | Single Family Residential |
| West  | Two Family Residential & Central Area | Contractor's Shop         |
| East  | Two Family Residential & Central Area | Single Family Residential |

## 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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as High Density Residential. The proposed zoning is inconsistent with the FLUM. Abutting properties are zoned Central Area or Two Family Residential. A request to amend the FLUM is under consideration (Case Number CPA-24-09-0013).

## ZONING REQUIREMENTS:

The property was illegally subdivided decades ago. The table below summarizes the requirements for SF-6. If zoning is approved, the applicant must plat the property before the construction of a single-family home.

**Table 2. Summary of Lot Requirements**

| Standard                   | SF-6               |
|----------------------------|--------------------|
| Unit Density               | 8.7 units per acre |
| Min. Living Area (Sq. Ft.) | 1,400              |
| Min. Lot Area (Sq. Ft.)    | 5,000              |
| Min. Lot Width (Ft.)       | 50                 |
| Min. Lot Depth (Ft.)       | 100                |
| Front Setback (Ft.)        | 25                 |
| Internal Side Yard (Ft.)   | 5                  |
| Rear Setback (Ft.)         | 10                 |
| Max. Height (Ft.)          | 25                 |
| Lot Coverage (%)           | 50                 |

## ANALYSIS:

The existing lot is currently vacant and the applicant desires to construct a single family residence on the lot. The northern and western boundaries of the property are bordered by an auto-related business and a contractor's shop, while the adjacent properties to the east and south are used for single-family residential purposes. The lot is located on a block that is predominantly residential, and it is unlikely that the area will develop into a high-density residential zone in the future.

## VARIANCES:

The applicant is not requesting any variances at this time.

**RECOMMENDATION:**

Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use.

*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 the request, staff recommends the following condition:

1. The applicant shall plat the property and file the final plat with the county before the issuance of any building permits.






# Exhibit A- Location Map

## Page 1 of 1

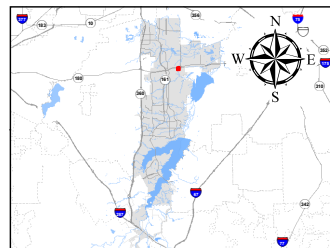
CASE LOCATION MAP  
ZON-24-09-0024  
509 AUSTIN ST

Item9.



-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

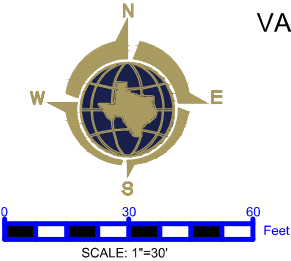


0 0.03 Miles  
**Grand Prairie**  
TEXAS  
PLANNING  
Date: 9/18/2021

111



VACANT LOT SURVEY



METES AND BOUNDS

BEING a 0.172 acre tract of land out of the John W. Kirk abstract survey, and being a portion of Lot 3, Block B, of Dallas Addition to Grand Prairie, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat as recorded under Volume 1, Page 140, Plat Records, Dallas County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (cm) for the northeast corner of the herein described tract, same being the northeast corner of said Lot 3 and the northwest corner of Lot 4 of said Dallas Addition to Grand Prairie, and being in the south right-of-way line of Austin Street (having a 40' right-of-way per Volume 1, Page 140);

THENCE departing the south right-of-way line of said Austin Street, South 00 degrees 29 minutes 15 seconds East (south), with the east line of said Lot 3 and the west line of said Lot 4, a distance of 149.70 feet (150.00') to a railroad spike found for the southeast corner of the herein described tract, same being in the east line of said Lot 3 and the west line of said Lot 4;

THENCE departing the east line of said Lot 3 and the west line of said Lot 4, South 89 degrees 40 minutes 40 seconds West (west), traversing through the interior of said Lot 3, a distance of 50.00 feet to a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set for the southwest corner of the herein described tract, the southeast corner of Lot 1R, Block B, of R.W. Bairds Addition, according to the plat as recorded under Volume 85050, Page 816, Plat Records, Dallas County, Texas, and being in the west line of said Lot 3 and the east line of Lot 2 of said Dallas Addition to Grand Prairie,

THENCE North 00 degrees 29 minutes 15 seconds West (north), with the east line of said Lot 1R and the west line of said Lot 3, a distance of 149.70 feet (150.00') to a 1/2 inch iron rod found for the northwest corner of the herein described tract and said Lot 3, same being the northeast corner of a 5' right-of-way dedication as shown on said R.W. Bairds addition, in the south right-of-way line of said Austin Street, from which a 1/2 inch iron rod found (cm) for the northwest corner of said R.W. Bairds Addition bears South 89 degrees 40 minutes 40 seconds West (basis of bearing) (west), a distance of 100.00 feet;

THENCE North 89 degrees 40 minutes 40 seconds East (east), with the south right-of-way line of said Austin Street and the north line of said Lot 3, a distance of 50.00 feet to the POINT OF BEGINNING and enclosing approximately 0.172 acre (7,485 square feet) of land, more or less.

LEGEND

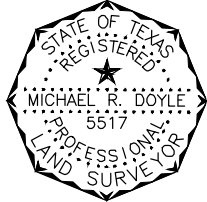
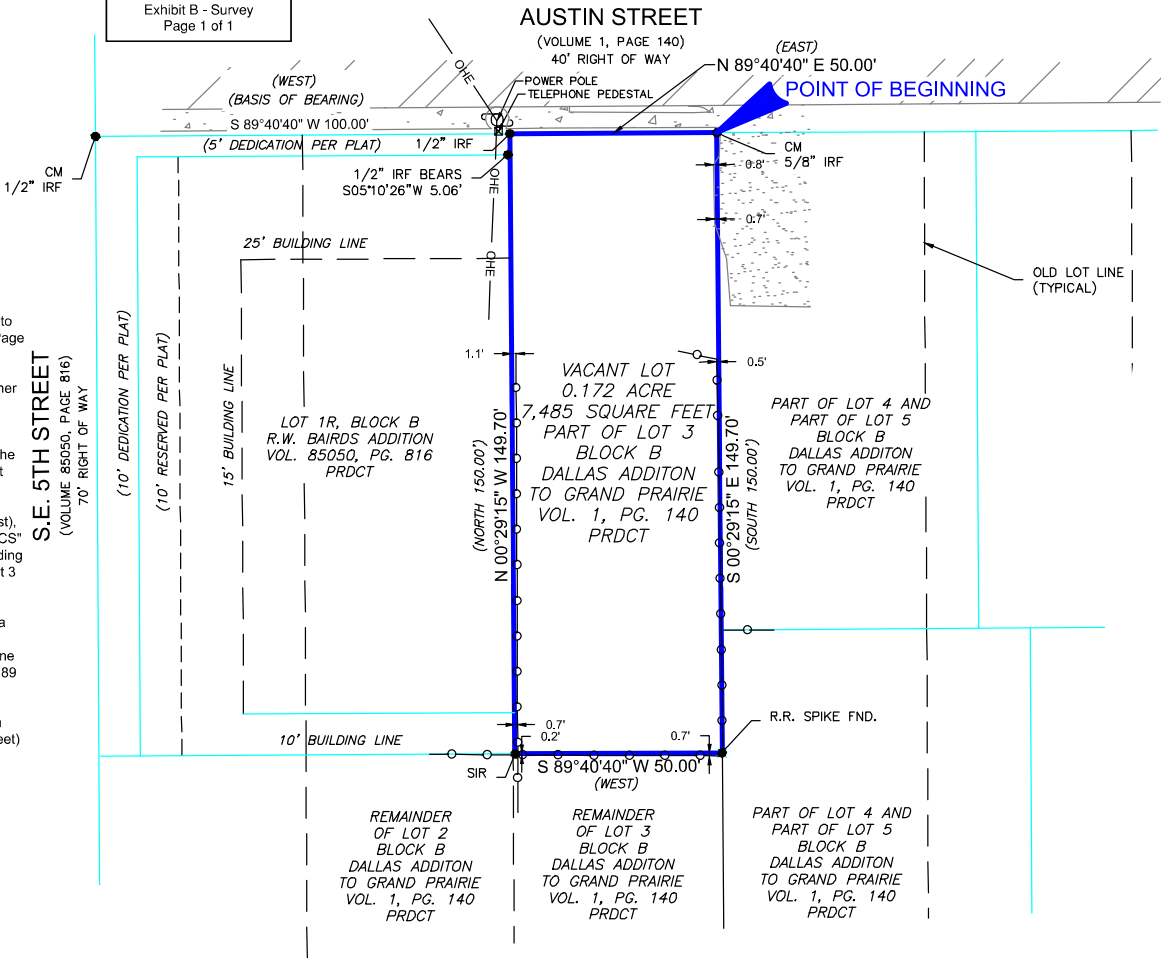
NOTE:

1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.

- |     |                                                                 |
|-----|-----------------------------------------------------------------|
| ( ) | = RECORD CALLS                                                  |
| CM  | = CONTROL MONUMENT                                              |
| IRF | = IRON ROD FOUND                                                |
| SIR | = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"   |
|     | = SUBJECT PROPERTY LINE                                         |
|     | = ADJOINING PROPERTY LINE                                       |
|     | = O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. |
|     | = D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS               |
|     | = P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS               |
|     | = CONCRETE PAVEMENT                                             |
|     | = GRAVEL/ROCK                                                   |
|     | = ASPHALT                                                       |
|     | = CHAIN LINK FENCE                                              |
|     | = OVER HEAD ELECTRIC LINE                                       |

Exhibit B - Survey  
Page 1 of 1



I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, OCTOBER 22, 2024.

*Michael R. Doyle*  
Registered Prof. Land Surveyor  
Texas Registration No. 5517

LEGAL DESCRIPTION:

BEING A 0.172 ACRE TRACT OF LAND OUT OF THE JOHN W. KIRK ABSTRACT SURVEY, AND BEING A PORTION OF LOT 3, BLOCK B, OF DALLAS ADDITION TO GRAND PRAIRIE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED UNDER VOLUME 1, PAGE 140, PLAT RECORDS, DALLAS COUNTY, TEXAS.



**TND GEOMATICS**  
PROFESSIONAL LAND SURVEYING FIRM  
FIRM NO. 10194862

6821 BAKER BLVD, STE. C  
RICHLAND HILLS, TX  
OFFICE: 817.616.3105  
EMAIL: info@tndtx.com

FIELD: JAC  
TECH: JRC  
JOB NO.:24110013

CLIENT:

Augusto Huerta  
519 Austin Street, Grand Prairie, TX  
214-289-9248