CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, October 27, 2026 **6:00 PM** **City Hall - Briefing Room**

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

6:30 PM Council Briefing Room

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 October 13, 2026, P&Z meeting

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 of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-08-0022 - Site Plan - Oakdale IV Industrial (City Council District 1). Site Plan to construct a 220,797 sq. ft. industrial warehouse on 44.69 acres. Tract 20, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, and addressed as 324 & 354 W Oakdale Rd

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.

3. SUP-26-09-0023 - Specific Use Permit - Contractor Shop with Outside Storage (City Council District 1). Specific Use Permit for Contractor Shop with Outside Storage on 0.48 acres. Lots 16, 17 & 18, Block 3, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2461, 2465 and 2469 Doreen St

ADJOURNMENT

The meeting room is accessible to people with disabilities. If you need assistance in participating in this meeting, including the use of auxiliary aids or other communication assistance, due to a disability, as defined under the ADA, please call 972-237-8255 or email msespinoza@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

MESSAGE OF RELIGIOUS WELCOME

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted October 21, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/27/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning Assistant Director

TITLE: Approval of Minutes of the October 13, 2026, P&Z meeting

RECOMMENDED ACTION: Approve

CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, October 13, 2026 5:30 PM City Hall - Briefing Room

BRIEFING SESSION

Chairperson Fedorko called the Briefing meeting to order at 5:45 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr. *(entered meeting at 5:58 p.m.)*
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Cheryl Smith
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

Chairperson Fedorko recessed the Briefing Session at 6:25 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

6:30 PM Council Chambers

REGULAR MEETING

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

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez

Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Cheryl Smith
Commissioner Malcom Chakery

Commissioner Presley led the Invocation.

Commissioner Nimo led the Pledge of Allegiance to the US Flag and Texas Flag

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

1. Approval of Minutes of the September 22, 2026, P&Z meeting

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

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-06-0012 - Site Plan - Retail at 905 Mayfield (City Council District 2). Site Plan for a 5,832 sq. ft. retail development on 0.646 acres. Lot 1, Block 1, La Guanajuatense Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294A, within the SH 161 & IH-20 Corridor Overlay Districts, and addressed as 905 Mayfield Road

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,832 sq. ft. retail development on 0.646 acres. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

   The applicant is requesting the following variances:

   1. *Landscape Buffer Along Mayfield – Variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 0 feet to 30 feet along Mayfield Road.*
   2. *Windows on Primary Facade – Variance to the requirement that windows account for 30% of the north facade to allow the windows to account for 14%.*
   3. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 31% of all facades.*

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

1. *Specialty accent colors shown on the building elevations shall be changed to neutral tones. Any other allowable accent colors shall be limited to less than 10% in accordance with Appendix F requirements.*

Malik Lalani, 103 Castlebury Ct, stepped forward representing the case report. Mohsin Ali noted support of the item but didn't wish to speak.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Chapman, to close the public hearing and approve item two per staff recommendations. The motion carried unanimously.

3. STP-26-08-0018 - Site Plan - Retail and Offices at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail and office buildings on 2.062 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain Site Plan approval for two new multi-tenant buildings with associated parking spaces. Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC). The applicant is not requesting any variances.

Randall Garrett, 8760 Country Rd 612 Mansfield TX., stepped forward representing the case.

Motion made by Commissioner Presley, Seconded by Commissioner Adhikari, to close the public hearing and approve item three. The motion carried unanimously.

4. STP-26-08-0021 - Site Plan - Parry's Pizzeria and Taphouse (City Council District 2). Site Plan for a full-service restaurant on 1.94 acres. Lots 3 & 4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, within the SH 161 Corridor Overlay District, and addressed as 1555 & 1565 Mayfield Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,800 sq. ft. full-service restaurant on 1.94 acres for Parry's Pizzeria & Taphouse. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

The applicant is requesting the following variances:

1. *Number of Parking Spaces – Variance to the maximum allowed parking spaces of 45 to allow a total of 117 parking spaces.*
2. *Primary Entrance – Variance to allow the primary entrance to be located on the east elevation, which does not front a street.*

3. *Accent Materials – Variance to the maximum allowed accent material of 10% on each elevation to allow 24% on the north, 28% on the east, 42% on the south, and 19% on the west elevation.*
4. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 48% of the length of all facades.*
5. *Windows on North Facade – Variance to the requirement that windows account for 30% of the north facade to allow the windows to account for 24% of the north facade.*
6. *Landscape Buffer adjacent to Residential – A variance to the requirement to provide a 15-foot landscape buffer with 21 shade trees to allow a 10-foot landscape buffer and a 10-foot pedestrian trail with 21 holly trees.*

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

1. *The required masonry screening wall along the western property line shall be constructed and in place prior to issuance of the building permit.*
2. *Shade trees selected from the City's recommended tree list (large or medium trees) shall be provided within the 10-foot landscape strip between the western property line and the 10-foot walking trail, in accordance with the landscaping standards of Appendix F, unless otherwise approved by the Planning Director or designee.*
3. *The portion of the western property line adjacent to the open space, extending approximately 87 feet south from the right-of-way, shall be screened with living screening consisting of evergreen trees, large shrubs, or hedges.*

Joey Rispaud with Regional Partners North Texas, 8009 Alpine Ct Frisco TX, stepped forward representing the case. Commissioner Chapman asked how many parking spaces would be designated for curbside to-go. Kyle Flaming, 15678 Stonebridge Frisco TX., stepped forward representing the case. He stated that two parking stalls will be designated for curbside pick-up. Janine Mejia-Diaz C/O Yow Architects, 115 S Weber St Ste 200 Colorado Springs CO., noted her support for the item but did not speak.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Lockhart to close the public hearing and approve item four per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

Planner Erin Scherer stated that the applicant requested for the following cases five and six to be tabled to the P&Z meeting of November 10, 2026.

5. CPA-26-09-0012 - Comprehensive Plan Amendment - 220, 224, 228, 232 Gilbert Circle (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Light Industrial on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

6. ZON-26-08-0019 - Zoning Change – 220, 224, 228, 232 Gilbert Circle (City Council District 1). Zoning Change from Single Family-One (SF-1) District to Light Industrial (LI) District on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

   Jacqueline King, 208 Gilbert Cir Grand Prairie TX., noted opposition to this request but wasn't called to speak due to the item being tabled.

   Motion made by Chairperson Fedorko, Seconded by Commissioner Chapman, to close the public hearing and table items five and six to the next P&Z meeting of 11-10-2026. The motion carried unanimously.

7. SUP-26-08-0022 - Specific Use Permit - JBob Designs Auto Sales (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchised Used) on 0.47 acres. Lots 3, 4, & 5, Block B, Westover Place Addition Revised, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 125 NE 26th Street

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant requests a Specific Use Permit (SUP) to allow a used auto dealer to operate at an existing developed property currently occupied by a trophy manufacturing business. The applicant proposes to add the used auto dealer while continuing the existing trophy manufacturing operation. The proposed addition of a used auto dealer requires SUP approval. The purpose of the Specific Use Permit (SUP) 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 applicant is requesting the following variance:

   1. *Number of Parking Spaces – Variance to the minimum parking requirement of 11 spaces to allow five parking spaces.*

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

   1. *Approval of this Specific Use Permit shall authorize the operation of no more than one used automobile dealership at this location. The establishment or operation of any additional automobile dealership on the property shall require an amendment to the Specific Use Permit, at which time the proposed operations and the capacity of the site to accommodate multiple dealerships shall be evaluated.*
   2. *The five parking spaces designated for employee/customer parking shall remain available for parking and shall not be used for vehicle inventory or storage. All parking spaces shall be non-stacked in compliance with Section 10.7.1 of the UDC.*
   3. *No vehicles for inventory shall be parked or stored in the public Right-of-Way.*
   4. *Operations shall comply with and remain consistent with Exhibit C – Operational Plan.*

5. *The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.*
6. *The applicant shall provide proof of garbage services to the Public Health and Environmental Quality Department (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
7. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Muhammad Zubaw, 125 NE 26th St Grand Prairie TX., stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Presley, to close the public hearing and approve item seven per staff recommendations. The motion carried unanimously.

8. SUP-26-08-0021 - Specific Use Permit/Site Plan - White Castle at 3560 S Hwy 161 (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.02 acres. A portion of Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3560 S Hwy 161

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain approval of a Specific Use Permit and Site Plan. The applicant intends to construct a drive-through restaurant on 1.02 acres for White Castle. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP). Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. The Specific Use Permit process provides for additional review of uses that may be appropriate within a zoning district, but due to their location or functional or operational characteristics, warrant further consideration. The process allows the City to evaluate compatibility with surrounding properties and consider conditions, when appropriate, to address site-specific development or operational considerations.

The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

The applicant is requesting the variances listed below due to the brand's standard building design and operational requirements of the proposed business:

1. *Number of Parking Spaces – Variance to the maximum allowed parking spaces of 9 to allow 28 parking spaces.*
2. *Pedestrian Walkway Trees – Variance to the requirement to provide one tree per 20 linear feet of pedestrian walkway. Based on 55 linear feet of pedestrian walkway, three trees are required. The applicant requests relief from this requirement due to utility easements and the proposed business sign within the pedestrian walkway area. As an alternative landscaping measure, the applicant proposes additional five-gallon shrubs throughout the site.*

3. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all four facades to allow the building to be constructed with windows that account for 32% of the length of all facades.*
4. *Street Facing Windows – Variance to the requirement that windows account for 30% of the area of street-facing facades to allow the building to be constructed with windows that account for 29.4% of the street-facing facades (West Facade).*
5. *Building Elevations – Variance to Appendix F requirement of a maximum of 20% of any building facade to have aluminum composite material (ACM)/polished metal accents to allow the west, north, and east facades to have ACM accents that exceed 20%.*
    a. *West Facade = 24.4% ACM*
    b. *North Facade = 38.4% ACM*
    c. *East Facade = 37.9% ACM*
6. *Color – Variance to Appendix F requirement that exterior colors be low reflectance, subtle, neutral, or earth tone colors and that high intensity, primary, black or fluorescent colors may only be used for accent areas, and those accent colors shall not exceed 10% of any single facade to allow the south facade to be constructed with 12.1%*

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

1. *The eleven (11) parking spaces identified as permeable paving on the Site Plan shall be designed, constructed, and maintained in accordance with the applicable permeable paving standards in Article 8 and Appendix F of the Unified Development Code, including the North Central Texas Council of Governments' integrated Stormwater Management (iSWM) Program.*

Jacob Krokey, 5968 Haydens Crossing Blvd Dublin OH, stepped forward representing the case.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Chapman, to close the public hearing and approve item eight per staff recommendations. Excluding variance two. The motion carried unanimously.

ADJOURNMENT

Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 7:43 p.m.

_____

John Fedorko, Chairperson

ATTEST:

_____

Tai Chapman, Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/27/2026

PRESENTER: June Sin, AICP, Senior Planner

TITLE: STP-26-08-0022 - Site Plan - Oakdale IV Industrial (City Council District 1). Site Plan to construct a 220,797 sq. ft. industrial warehouse on 44.69 acres. Tract 20, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, and addressed as 324 & 354 W Oakdale Rd

APPLICANT: Kolton Johnson, Halff

REQUESTED ACTION: Consider the request for a Site Plan for a new distribution warehouse

SUMMARY:

Site Plan to construct a 220,797 sq. ft. industrial warehouse on 44.69 acres. Tract 20, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, and addressed as 324 & 354 W Oakdale Rd.

PURPOSE OF REQUEST:

This request seeks approval to construct a new distribution warehouse on 44.69 acres. Site Plan approval is required for Light Industrial projects. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

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-221	Transportation Services
South	PD-39	Undeveloped/Outside Storage
West	Light Industrial (LI)	Truck Parking & Outside Storage
East	Light Industrial (LI)	Undeveloped/Outside Storage

HISTORY:

- September 1985: The City's 1985 zoning map shows the subject property zoned Light Industrial (LI) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes one 220,797-square-foot distribution warehouse. The truck court is located east of the building and is screened from view by a projection of the building. Site access is proposed from Oakdale Road.

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. The proposal meets these requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	1,946,696	Yes
Min. Lot Width (Ft.)	100	1,469	Yes
Min. Lot Depth (Ft.)	150	1,284	Yes
Min. Side Yard (Ft.)	25	51	Yes
Min. Rear Yard (Ft.)	0	353	Yes
Max. Building Height	50	48	Yes
Max. FAR	1:1	0.11:1	Yes

Parking Requirements

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

Table 3.1 Required Parking Minimum

Standard	Required	Provided	Compliance
Office (1 per 325 Sq. Ft.)	77	77	Yes
Warehouse (20 plus 1 per 5,000 Sq. Ft.)	60	61	Yes

Table 3.2 Allowable Parking Maximum

Standard	Allowed (Max.)	Provided	Compliance
Max. Parking Allowed (115%)	158	138	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the Unified Development Code (UDC), as summarized in the table below. The proposal meets these requirements.

Table 4. Landscape Summary

Standard	Required	Provided	Compliance
Landscape Area (Sq. Ft.) 10 %	63,218	232,931	Yes
Trees (1/500 Sq. Ft.)	127	129	Yes
Street Trees (1 per 30-50 Ft.)	13	17	Yes
Parking Lot Trees (1 per 10 spaces)	24	26	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	1,267	1,426	Yes

Open Space Area

The applicant is proposing 2.5 acres of open space. The open space will consist of 2,940 linear feet of walking trails with 13 bench seats, a garden area with a water feature, and additional seating areas.

Table 5. Open Space Summary

Standard	Required	Provided	Compliance
Open Space (1 acre per 20 acres of site)	2	2.5	Yes
Walking Trail (1 linear ft. per acre of open space)	2,500	2,940	Yes
Shaded Seating (1 per every 20,000 sq. ft. of building)	11	13	Yes

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8 of the Unified Development Code (UDC). The applicant is removing 1,464.5 caliper inches of protected trees, which requires mitigation. The applicant is planting new trees and paying mitigation fees to offset the tree removal. The table below summarizes the tree mitigation requirements for the project.

Table 6. Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	1,464.5
New Trees (Caliper Inches)	390
Preserved Desirable Trees (Caliper Inches)	0
Mitigation Fees (Caliper Inches)	1,074.5
Mitigation Fee to be Paid	$ 214,900

Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the Unified Development Code (UDC). Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The exterior of the building is 100% masonry, consisting of concrete tilt walls of varying textures, colors, and reveal accents. Accent features on the primary facade include accent texture, projecting cornices, and accent lighting. The proposed building elevations meet Appendix X's requirements. The following table summarizes the Appendix X building design requirements.

Table 7. Building Design Elements

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Compliance
North	Secondary	x	x								2	Yes
South	Primary	x			x		x				3	Yes
West	Secondary	x	x								2	Yes
East	Secondary	x	x								2	Yes

VARIANCES:

The applicant is not requesting any variances.

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Location Map
2. Exhibit B – Site Plan
3. Exhibit C – Landscape Plan
4. Exhibit D – Building Elevations

Exhibit A- Location Map
Page 1 of 1

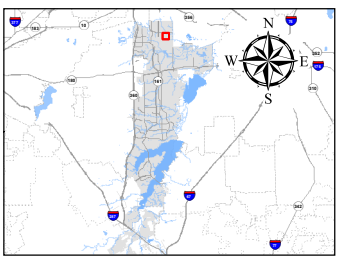
CASE LOCATION MAP
STP-26-
324 W OAKD

Item2.



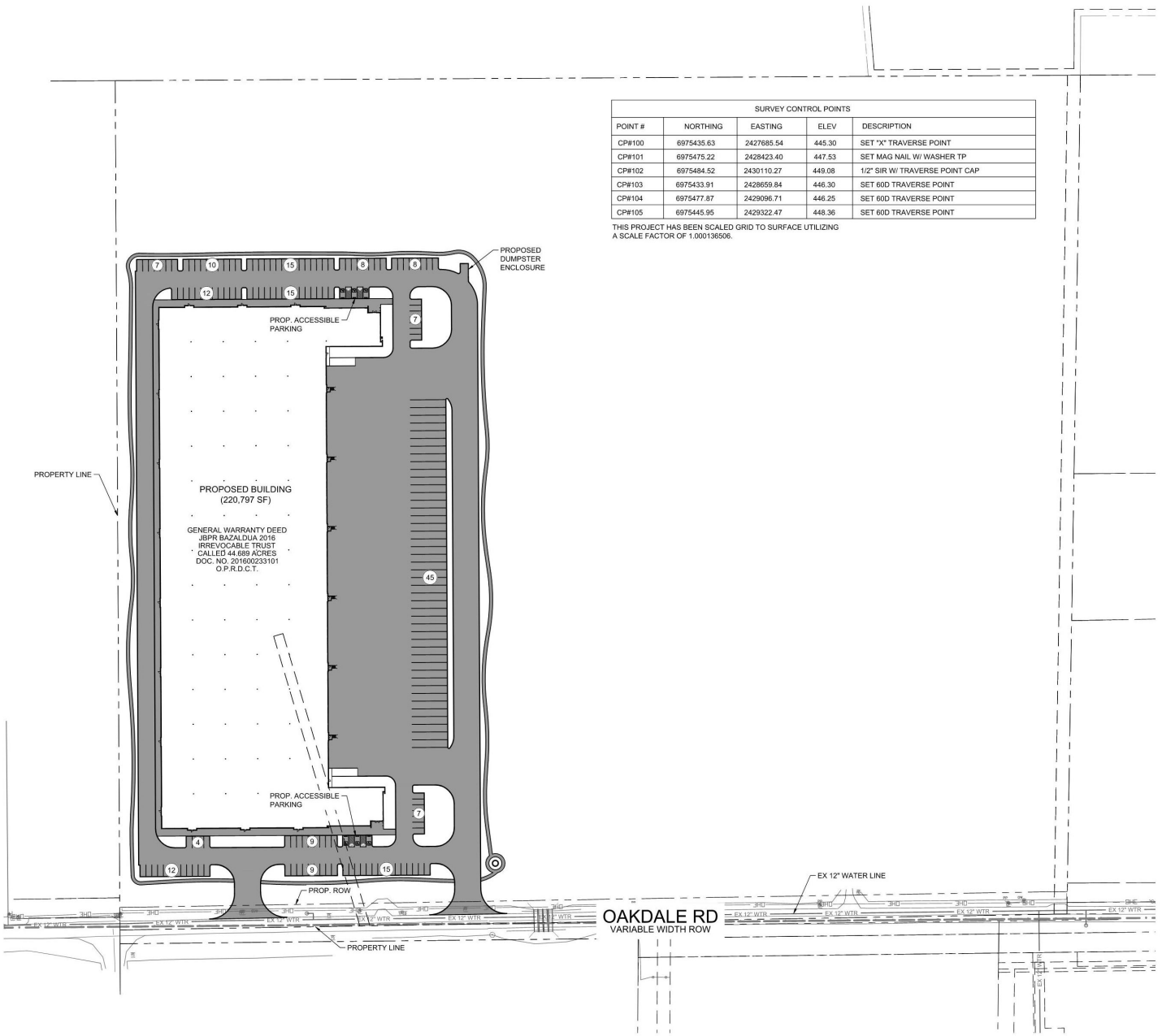
Location
Street Center Line
Parcels

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 0.1 Miles

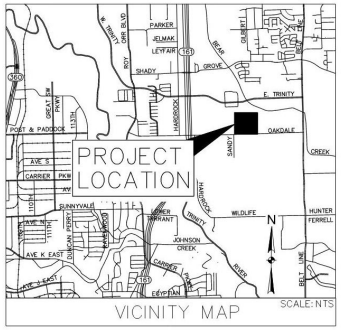
GRand PRaiRie TEXAS
PLANNING
Date: 9/10/2026



SURVEY CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEV	DESCRIPTION
CP#100	6975435.63	2427685.54	445.30	SET "X" TRAVERSE POINT
CP#101	6975475.22	2428423.40	447.53	SET MAG NAIL W/ WASHER TP
CP#102	6975484.52	2430110.27	449.08	1/2" SIR W/ TRAVERSE POINT CAP
CP#103	6975433.91	2428659.84	446.30	SET 60D TRAVERSE POINT
CP#104	6975477.87	2429096.71	446.25	SET 60D TRAVERSE POINT
CP#105	6975445.95	2429322.47	448.36	SET 60D TRAVERSE POINT

THIS PROJECT HAS BEEN SCALED GRID TO SURFACE UTILIZING A SCALE FACTOR OF 1.000136506.

0 40 80 160
SCALE IN FEET



OAKDALE IV INDUSTRIAL

ZONING: LI
SETBACKS:
FRONT 25'

PARKING:
REQUIRED 137
PROVIDED 138
HANDICAP 6
TRUCK 45

BUILDING SIZE (SF): 220,797
LOT SIZE (AC): 44.69
DEVELOPED AREA (AC): 12.63
TOTAL PERVIOUS (SF): 1,419,925
TOTAL IMPERVIOUS (SF): 526,771
IMPACT ZONE: NORTH

LEGEND

PROPOSED PAVEMENT

OWNED/DEVELOPED BY:
CHI ACQUISITIONS, LLC
CONTACT: MARK PENNY
3819 MAPLE AVENUE DALLAS, TX 75219
TEL: (214) 878-8638
EMAIL: MPENNY@CROWHOLDINGS.COM

OAKDALE IV INDUSTRIAL
GRAND PRAIRIE, TX

CROW HOLDINGS

halff
1201 NORTH BOWSER ROAD, SUITE 300
RICHARDSON, TEXAS 75081-2400
FORT WORTH, TEXAS 76137-4304
TEL: (817) 847-1422

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

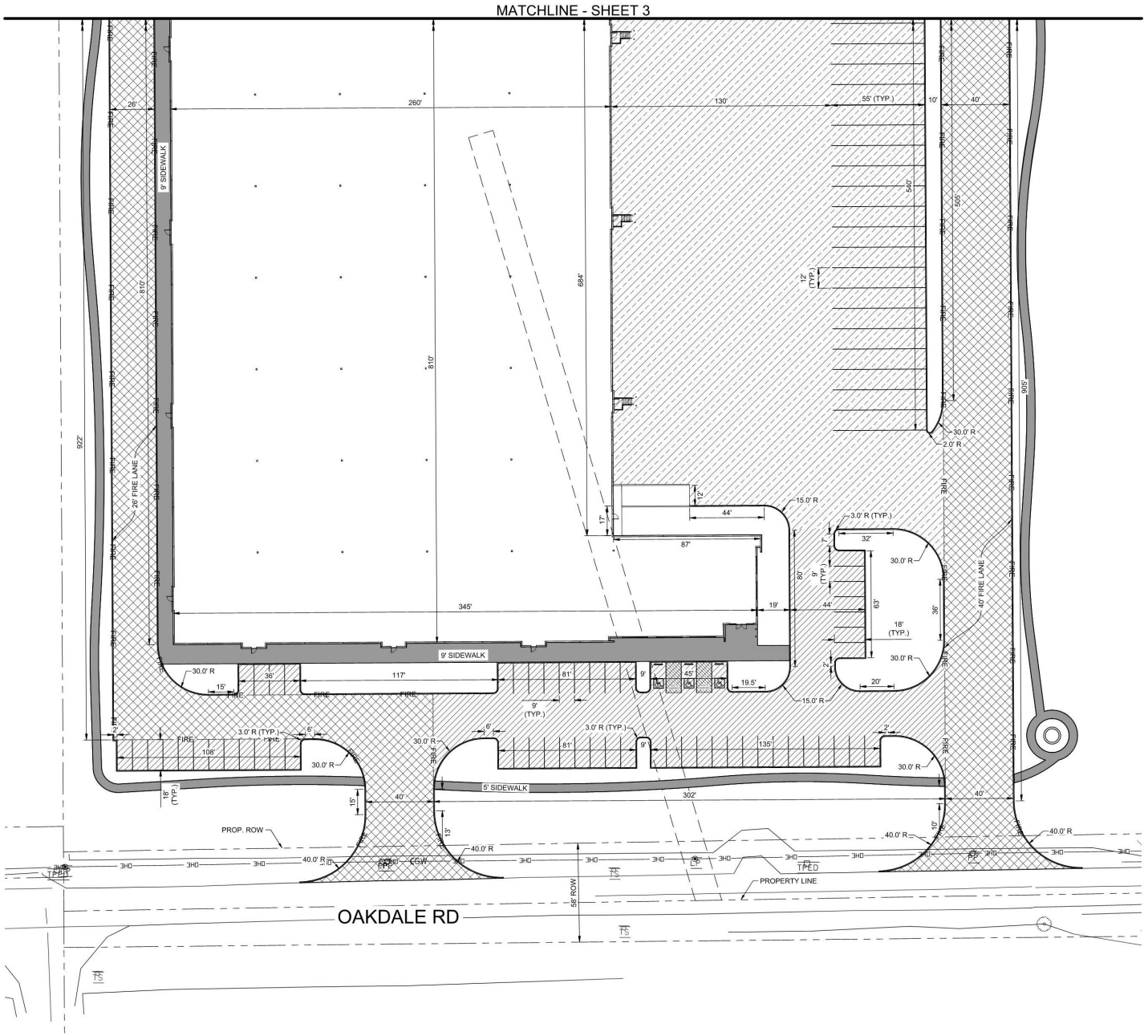
CODY HODGE	111476
NAME	PE LICENSE NO.
10/2/2026	
DATE	
F-312	TX
FIRM / BUSINESS NO.	STATE

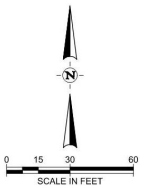
PROJECT NO.:	58783
ISSUED:	9/21/2026
DRAWN BY:	KRJ
CHECKED BY:	CRH
SCALE:	AS NOTED
SHEET TITLE:	

PROJECT LAYOUT

1

Item2.





LEGEND

- 7" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 6" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 5" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 4" THICK, 3,500 PSI CONCRETE PAVEMENT SIDEWALK

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE.
2. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

OAKDALE IV INDUSTRIAL
GRAND PRAIRIE, TX

CROW HOLDINGS

halff
2901 MEACHAM BLVD, SUITE 600
FORT WORTH, TEXAS 76137-4204
TEL: (817) 847-1422

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

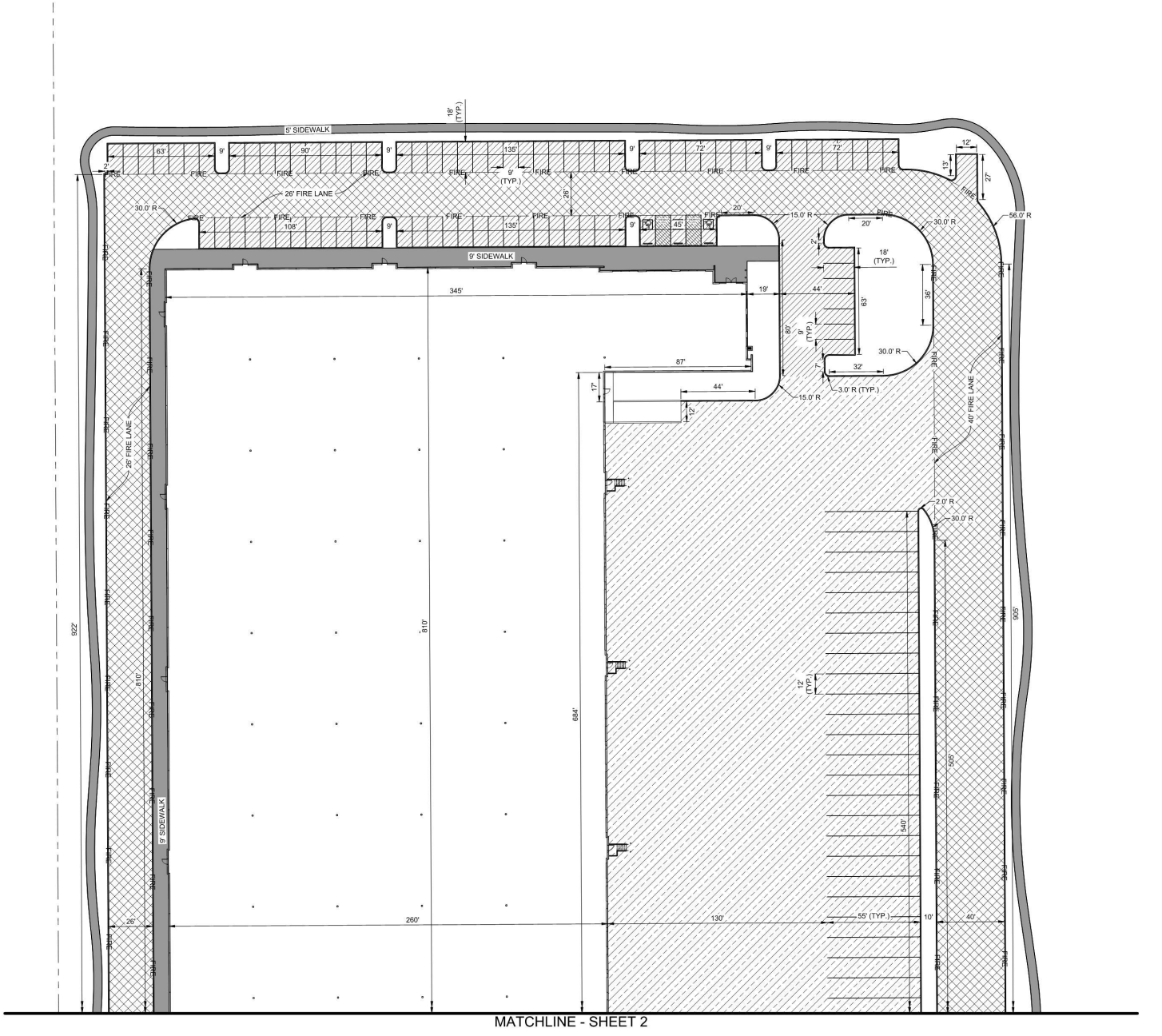
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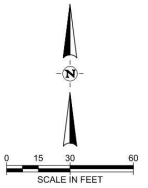
CODY HODGE	111476
NAME	PE LICENSE NO.
10/2/2026	
DATE	
F-312	TX
FIRM / BUSINESS NO.	STATE

PROJECT NO.:	58783
ISSUED:	9/21/2026
DRAWN BY:	KRJ
CHECKED BY:	CRH
SCALE:	AS NOTED

SHEET TITLE:
PAVING AND DIMENSION PLAN (SHEET 1 OF 2)

2





LEGEND

- 7" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 6" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 5" THICK, 3,500 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME STABILIZED CLAY SUBGRADE @ 36 LBS/SY
- 4" THICK, 3,500 PSI CONCRETE PAVEMENT SIDEWALK

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE.
2. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

OAKDALE IV INDUSTRIAL
GRAND PRAIRIE, TX

CROW HOLDINGS

halff
2801 MEACHAM BLVD, SUITE 600
FORT WORTH, TEXAS 76137-4204
TEL: (817) 847-1422

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
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CODY HODGE — 111476
NAME — PE LICENSE NO.
10/2/2025
DATE
F-312 — TX
FIRM / BUSINESS NO. — STATE

PROJECT NO.:	58783
ISSUED:	9/21/2026
DRAWN BY:	KRJ
CHECKED BY:	CRH
SCALE:	AS NOTED

SHEET TITLE:
PAVING AND DIMENSION PLAN (SHEET 2 OF 2)

3



EXISTING TREE NOTES

1. *TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.*
2. *ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION. SHALL BE CUT OFF SQUARE.*
3. *EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.*
4. *IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.*
5. *NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.*
6. *ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.*
7. *MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.*
8. *EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.*
9. *TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.*
10. *VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.*
11. *BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.*
12. *TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.*
13. *TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (1" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.*
14. *PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).*
15. *BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).*
16. *CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.*

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 TREE PRESERVATION PLAN
SCALE 1"=70'-0"
0 35 70 140

architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

CLIENT: Oakdale IV Building 1
Oakdale Road, Grand Prairie, Texas 75050

JOB #: 3115

REVISIONS:
1
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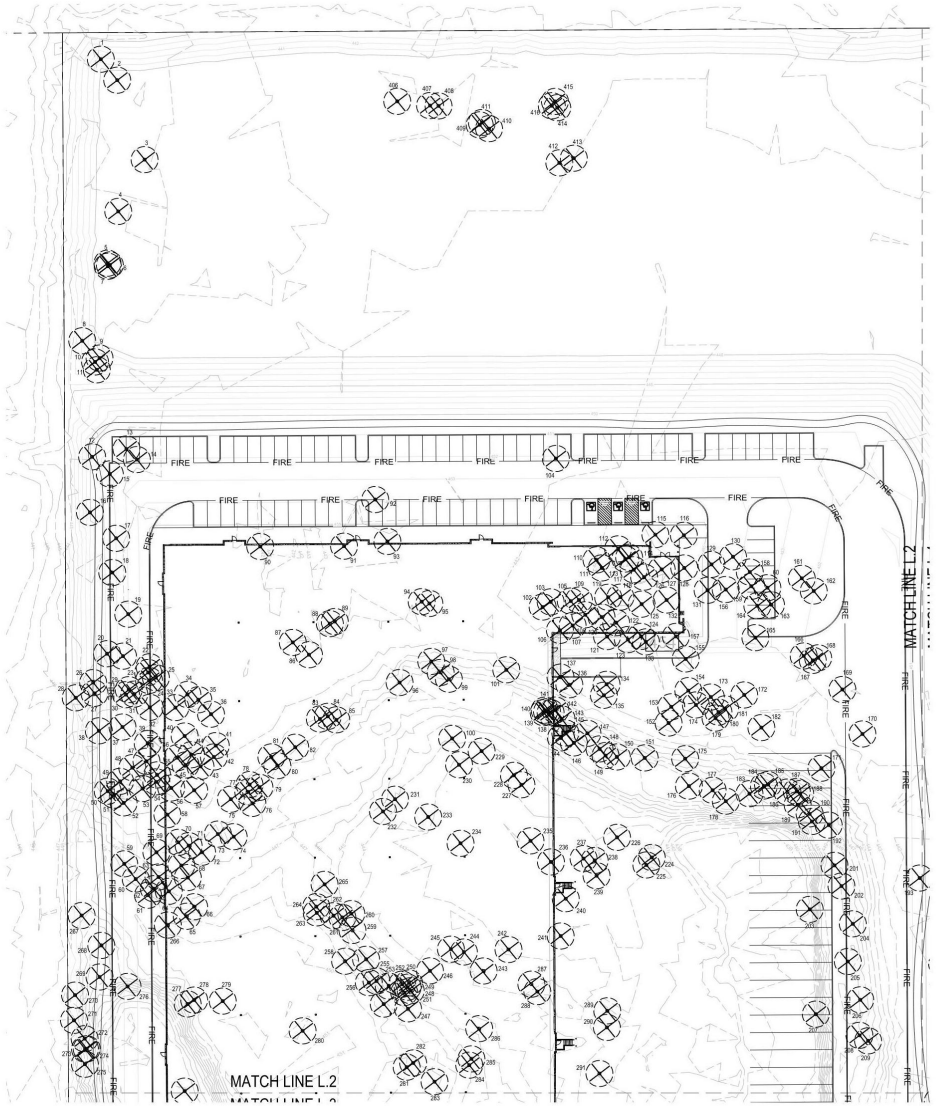
SEAL:
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.1

Item2.



EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469).369-4448
CHRIS@STUDIOGREENSPOT.COM

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"

0 20 40 80

architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

CLIENT: Oakdale IV
Building 1
Oakdale Road, Grand Prairie, Texas 75050

JOB #: 3115

REVISIONS: 1 2 3 4 5 6 7 8 9

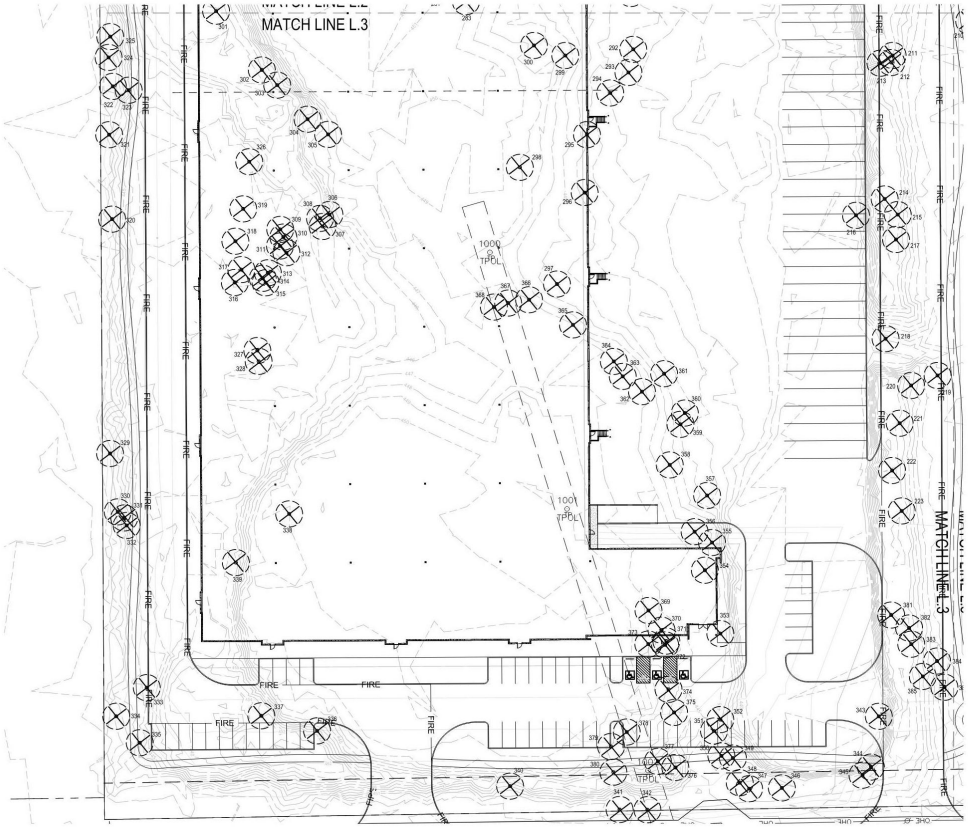
SEAL: CERTIFIED LANDSCAPE ARCHITECT CHRIS TROMBLA 2047 STATE OF TEXAS
10.09.2026

SHEET CONTENTS: TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET: L1.2

Item2.



EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"

0 20 40 80

architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

CLIENT:
Oakdale IV
Building 1
Oakdale Road, Grand Prairie, Texas 75050

JOB #:
3115

REVISIONS:
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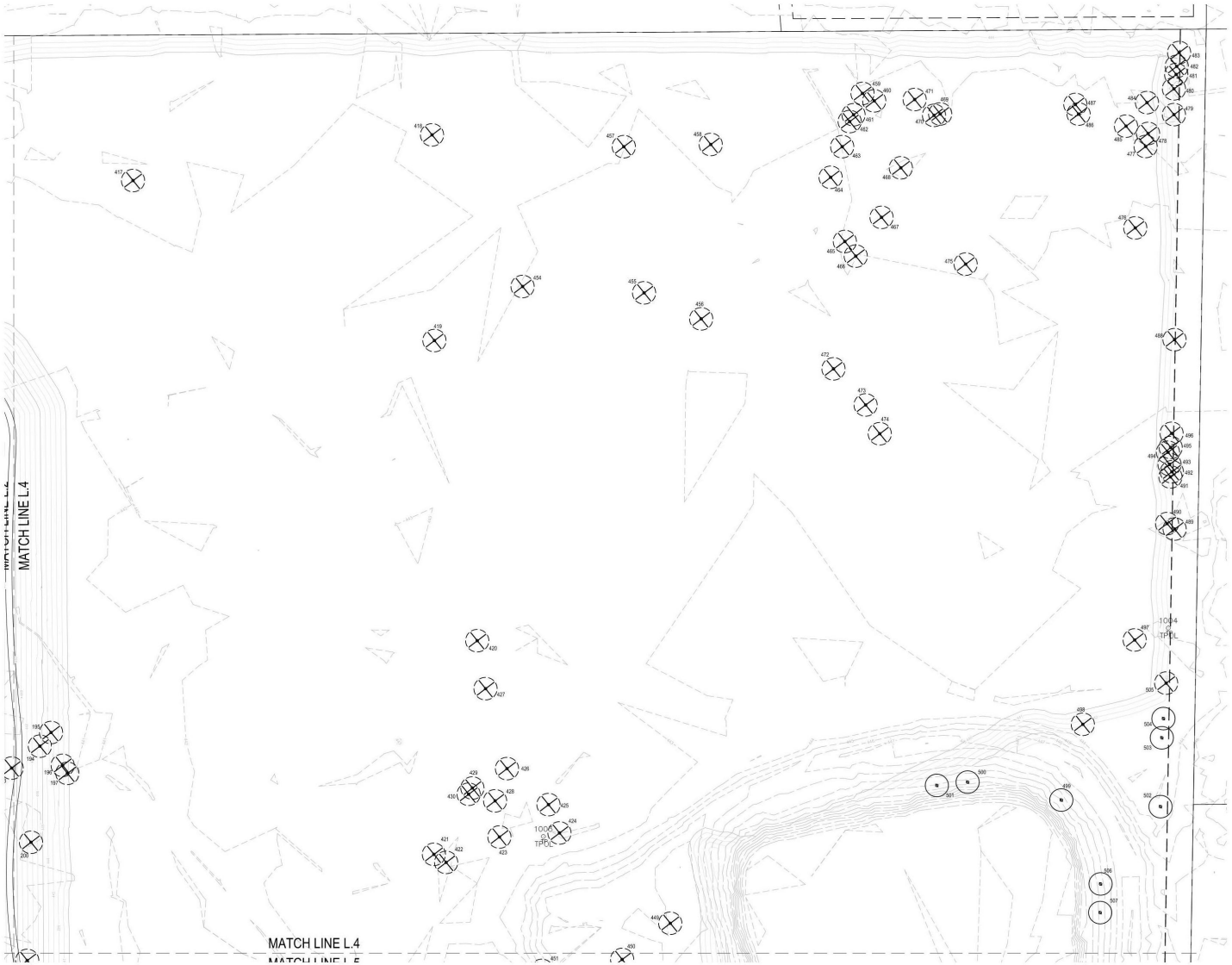
SEAL:
REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCOSO
2042
STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.3

Item2.



EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1762 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"

0 20 40 80

architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

CLIENT:

Oakdale IV
Building 1

Oakdale Road, Grand Prairie, Texas 75050

JOB #: 3115

REVISIONS:
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SEAL:

10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.4

Item2.



EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"

0 20 40 80

architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

CLIENT:

Oakdale IV
Building 1

Oakdale Road, Grand Prairie, Texas 75050

JOB #: 3115

REVISIONS:
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SEAL:
CHRIS TROMBLA 2042 STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.1

Item2.

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Protected	REMAIN/REMOVE	MITIGATION	TREES TO REMAIN	Non - Protected	EXEMPTIONS	COMMENT
1	Green Ash	*Fraxinus pennsylvanica*	21	5X	Good	No	REMOVE			21		
2	Green Ash	*Fraxinus pennsylvanica*	10.5		Good	No	REMOVE			10.5		
3	Green Ash	*Fraxinus pennsylvanica*	27	3X	Good	No	REMOVE			27		
4	American Elm	*Ulmus americana*	10		Good	Yes	REMOVE				10	Drainage Easement
5	Cedar Elm	*Ulmus crassifolia*	6		Good	No	REMOVE			6		
6	Cedar Elm	*Ulmus crassifolia*	10	2X	Good	Yes	REMOVE				10	Drainage Easement
7	Cedar Elm	*Ulmus crassifolia*	6.5		Good	No	REMOVE			6.5		
8	American Elm	*Ulmus americana*	14		Good	Yes	REMOVE				14	Drainage Easement
9	Black Willow	*Salix nigra*	7.5	2X	Good	No	REMOVE			7.5		
10	Black Willow	*Salix nigra*	20	2X	Good	No	REMOVE			20		
11	Black Willow	*Salix nigra*	17	3X	Good	No	REMOVE			17		
12	Green Ash	*Fraxinus pennsylvanica*	6		Good	No	REMOVE			6		
13	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
14	Green Ash	*Fraxinus pennsylvanica*	13	2X	Good	No	REMOVE			13		
15	Green Ash	*Fraxinus pennsylvanica*	8		Good	No	REMOVE			8		
16	Green Ash	*Fraxinus pennsylvanica*	13	5X	Good	No	REMOVE			13		
17	Green Ash	*Fraxinus pennsylvanica*	30	8X	Good	No	REMOVE			30		
18	Green Ash	*Fraxinus pennsylvanica*	18	3X	Good	No	REMOVE			18		
19	Green Ash	*Fraxinus pennsylvanica*	19		Good	No	REMOVE			19		
20	Green Ash	*Fraxinus pennsylvanica*	28	6X	Good	No	REMOVE			28		
21	Green Ash	*Fraxinus pennsylvanica*	12.5	2X	Good	No	REMOVE			12.5		
22	Black Willow	*Salix nigra*	14.5		Good	No	REMOVE			14.5		
23	Green Ash	*Fraxinus pennsylvanica*	8		Good	No	REMOVE			8		
24	Black Willow	*Salix nigra*	18		Good	No	REMOVE			18		Topped but good
25	Black Willow	*Salix nigra*	14.5		Good	No	REMOVE			14.5		
26	Green Ash	*Fraxinus pennsylvanica*	11		Good	No	REMOVE			11		
27	Green Ash	*Fraxinus pennsylvanica*	10.5	2X	Good	No	REMOVE			10.5		
28	Green Ash	*Fraxinus pennsylvanica*	9.5		Good	No	REMOVE			9.5		
29	Green Ash	*Fraxinus pennsylvanica*	14		Good	No	REMOVE			14		
30	Green Ash	*Fraxinus pennsylvanica*	13		Good	No	REMOVE			13		
31	Green Ash	*Fraxinus pennsylvanica*	15		Good	No	REMOVE			15		
32	Green Ash	*Fraxinus pennsylvanica*	11		Good	No	REMOVE			11		
33	Green Ash	*Fraxinus pennsylvanica*	13		Good	No	REMOVE			13		
34	Green Ash	*Fraxinus pennsylvanica*	13		Good	No	REMOVE			13		
35	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
36	Green Ash	*Fraxinus pennsylvanica*	21.5		Good	No	REMOVE			21.5		
37	Green Ash	*Fraxinus pennsylvanica*	10.5		Good	No	REMOVE			10.5		
38	Green Ash	*Fraxinus pennsylvanica*	13		Good	No	REMOVE			13		
39	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
40	Pecan	*Carya illinoinensis*	12.5		Good	Yes	REMOVE				12.5	Building Pad
41	Green Ash	*Fraxinus pennsylvanica*	22	2X	Good	No	REMOVE			22		
42	Green Ash	*Fraxinus pennsylvanica*	8.5	2X	Good	No	REMOVE			8.5		
43	American Elm	*Ulmus americana*	22		Good	Yes	REMOVE				22	Building Pad
44	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
45	Green Ash	*Fraxinus pennsylvanica*	15.5		Good	No	REMOVE			15.5		
46	Green Ash	*Fraxinus pennsylvanica*	6.5		Good	No	REMOVE			6.5		
47	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
48	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
49	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
50	Green Ash	*Fraxinus pennsylvanica*	13.5	2X	Good	No	REMOVE			13.5		
51	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
52	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
53	Green Ash	*Fraxinus pennsylvanica*	17.5		Good	No	REMOVE			17.5		
54	American Elm	*Ulmus americana*	8		Good	Yes	REMOVE				8	Building Pad
55	American Elm	*Ulmus americana*	18		Good	Yes	REMOVE				18	Building Pad
56	Green Ash	*Fraxinus pennsylvanica*	9.5		Good	No	REMOVE			9.5		
57	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE				8	Building Pad
58	American Elm	*Ulmus americana*	20		Good	Yes	REMOVE				20	Building Pad
59	Pecan	*Carya illinoinensis*	21		Good	Yes	REMOVE				21	Building Pad
60	Pecan	*Carya illinoinensis*	14		Good	Yes	REMOVE				14	Building Pad
61	American Elm	*Ulmus americana*	19		Poor	Yes	REMOVE				19	Building Pad
62	Pecan	*Carya illinoinensis*	9		Good	Yes	REMOVE	9				
63	Pecan	*Carya illinoinensis*	9		Good	Yes	REMOVE				9	Building Pad
64	Pecan	*Carya illinoinensis*	8.5		Good	Yes	REMOVE				8.5	Building Pad
65	Pecan	*Carya illinoinensis*	15		Good	Yes	REMOVE				15	Building Pad
66	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE				8	Building Pad
67	American Elm	*Ulmus americana*	15		Good	Yes	REMOVE				15	Building Pad
68	Pecan	*Carya illinoinensis*	10.5		Good	Yes	REMOVE				10.5	Building Pad
69	Cedar Elm	*Ulmus crassifolia*	18		Good	Yes	REMOVE	18				
70	Pecan	*Carya illinoinensis*	19	2X	Good	Yes	REMOVE				19	Building Pad
71	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE				8	Building Pad
72	Pecan	*Carya illinoinensis*	22		Good	Yes	REMOVE				22	Building Pad
73	Pecan	*Carya illinoinensis*	7		Good	No	REMOVE				7	Building Pad
74	Pecan	*Carya illinoinensis*	18		Good	Yes	REMOVE				18	Building Pad
75	Pecan	*Carya illinoinensis*	9.5		Good	Yes	REMOVE				9.5	Building Pad
76	American Elm	*Ulmus americana*	14		Critical	Yes	REMOVE				14	Barely any part alive just tiny half inch branches
77	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE				10	Building Pad
78	Pecan	*Carya illinoinensis*	16	2X	Good	Yes	REMOVE				16	Building Pad
79	Pecan	*Carya illinoinensis*	18	2X	Good	Yes	REMOVE				18	Building Pad
80	Pecan	*Carya illinoinensis*	14		Good	Yes	REMOVE				14	Building Pad
81	Black Willow	*Salix nigra*	24		Good	No	REMOVE				24	Building Pad
82	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
83	American Elm	*Ulmus americana*	17		Good	Yes	REMOVE				17	Building Pad
84	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
85	Pecan	*Carya illinoinensis*	20		Good	Yes	REMOVE				20	Building Pad
86	Black Willow	*Salix nigra*	18		Good	No	REMOVE			18		
87	Black Willow	*Salix nigra*	27		Critical	No	REMOVE			27		
88	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
89	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
90	Green Ash	*Fraxinus pennsylvanica*	32	2X	Good	No	REMOVE			32		
91	Green Ash	*Fraxinus pennsylvanica*	24		Good	No	REMOVE			24		
92	Green Ash	*Fraxinus pennsylvanica*	15	2X	Good	No	REMOVE			15		
93	Green Ash	*Fraxinus pennsylvanica*	21	2X	Good	No	REMOVE			21		
94	Green Ash	*Fraxinus pennsylvanica*	23	3X	Good	No	REMOVE			23		
95	Green Ash	*Fraxinus pennsylvanica*	22	3X	Good	No	REMOVE			22		
96	Sugar Hackberry	*Celtis laevigata*	14		Poor	No	REMOVE			14		
97	Chinese tallow	*Triadica sebifera*	12.5	6X	Good	Yes	REMOVE				12.5	Building Pad
98	Chinese tallow	*Triadica sebifera*	7	4X	Poor	No	REMOVE			7		
99	Chinese tallow	*Triadica sebifera*	8.5		Critical	Yes	REMOVE				8.5	Building Pad
100	Pecan	*Carya illinoinensis*	19		Good	Yes	REMOVE				19	Building Pad

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
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10228 E Northwest Hwy
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Oakdale IV
Building 1
Oakdale Road, Grand Prairie, Texas 75050

CLIENT:

JOB #: 3115

REVISIONS:
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SEAL:
REGISTERED LANDSCAPE ARCHITECT
CHRIS TRAMMELL ROBERTS
5143
STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.6

Item2.

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Protected	REMAIN/REMOVE	MITIGATION	TREES TO REMAIN	Non - Protected	EXEMPTIONS	COMMENT
101	Black Willow	*Salix nigra*	47.5		Good	No	REMOVE			47.5		
102	Green Ash	*Fraxinus pennsylvanica*	11		Good	No	REMOVE			11		
103	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
104	Green Ash	*Fraxinus pennsylvanica*	18	2X	Good	No	REMOVE			18		
105	Black Willow	*Salix nigra*	10.5		Good	No	REMOVE			10.5		
106	Pecan	*Carya illinoinensis*	8.5		Good	Yes	REMOVE				8.5	Building Pad
107	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
108	Black Willow	*Salix nigra*	13.5		Good	No	REMOVE			13.5		
109	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
110	Green Ash	*Fraxinus pennsylvanica*	11		Good	No	REMOVE			11		
111	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
112	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		
113	American Elm	*Ulmus americana*	8		Good	Yes	REMOVE				8	Building Pad
114	Green Ash	*Fraxinus pennsylvanica*	10.5		Good	No	REMOVE			10.5		
115	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
116	American Elm	*Ulmus americana*	15		Good	Yes	REMOVE				15	Building Pad
117	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
118	Green Ash	*Fraxinus pennsylvanica*	7.5		Good	No	REMOVE			7.5		
119	Green Ash	*Fraxinus pennsylvanica*	11.5	2X	Good	No	REMOVE			11.5		
120	Green Ash	*Fraxinus pennsylvanica*	7		Good	No	REMOVE			7		
121	Green Ash	*Fraxinus pennsylvanica*	16		Good	No	REMOVE			16		
122	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
123	Black Willow	*Salix nigra*	22.5		Good	No	REMOVE			22.5		
124	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		
125	Green Ash	*Fraxinus pennsylvanica*	7.5		Good	No	REMOVE			7.5		
126	Green Ash	*Fraxinus pennsylvanica*	8		Good	No	REMOVE			8		
127	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
128	American Elm	*Ulmus americana*	11	3X	Good	Yes	REMOVE	11				
129	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		
130	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		
131	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
132	Green Ash	*Fraxinus pennsylvanica*	11.5		Good	No	REMOVE			11.5		
133	American Elm	*Ulmus americana*	11		Good	Yes	REMOVE	11				
134	American Elm	*Ulmus americana*	9		Good	Yes	REMOVE	9				
135	Green Ash	*Fraxinus pennsylvanica*	9.5		Good	No	REMOVE			9.5		
136	American Elm	*Ulmus americana*	13.5		Good	Yes	REMOVE	13.5				
137	Black Willow	*Salix nigra*	22		Good	No	REMOVE			22		
138	Pecan	*Carya illinoinensis*	9.5		Good	Yes	REMOVE	9.5				
139	Sugar Hackberry	*Celtis laevigata*	6.5		Good	No	REMOVE			6.5		
140	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE	8				
141	Pecan	*Carya illinoinensis*	7		Good	No	REMOVE			7		
142	American Elm	*Ulmus americana*	14		Good	Yes	REMOVE	14				
143	American Elm	*Ulmus americana*	25.5	3X	Good	Yes	REMOVE	25.5				
144	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
145	Pecan	*Carya illinoinensis*	9		Good	Yes	REMOVE	9				
146	Pecan	*Carya illinoinensis*	7		Good	No	REMOVE			7		
147	Pecan	*Carya illinoinensis*	9		Good	Yes	REMOVE	9				
148	Sugar Hackberry	*Celtis laevigata*	20		Good	No	REMOVE			20		Only small branches at bottom are alive, whole top part of main trunk is dead
149	Sugar Hackberry	*Celtis laevigata*	7		Good	No	REMOVE			7		
150	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE	11				
151	Pecan	*Carya illinoinensis*	15		Good	Yes	REMOVE	15				
152	Green Ash	*Fraxinus pennsylvanica*	19	3X	Good	No	REMOVE			19		
153	Black Willow	*Salix nigra*	15		Good	No	REMOVE			15		
154	American Elm	*Ulmus americana*	9		Good	Yes	REMOVE	9				
155	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
156	Green Ash	*Fraxinus pennsylvanica*	11.5		Good	No	REMOVE			11.5		
157	Green Ash	*Fraxinus pennsylvanica*	7		Good	No	REMOVE			7		
158	Green Ash	*Fraxinus pennsylvanica*	11		Good	No	REMOVE			11		
159	Green Ash	*Fraxinus pennsylvanica*	8		Poor	No	REMOVE			8		
160	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
161	Green Ash	*Fraxinus pennsylvanica*	12		Fair	No	REMOVE			12		
162	Green Ash	*Fraxinus pennsylvanica*	15.5	2X	Good	No	REMOVE			15.5		
163	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
164	Green Ash	*Fraxinus pennsylvanica*	9.5	2X	Good	No	REMOVE			9.5		
165	Green Ash	*Fraxinus pennsylvanica*	14.5		Good	No	REMOVE			14.5		
166	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
167	American Elm	*Ulmus americana*	20.5	4X	Good	Yes	REMOVE	20.5				
168	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		Also referred to as bois d'arc
169	Green Ash	*Fraxinus pennsylvanica*	18	3X	Good	No	REMOVE			18		
170	Black Willow	*Salix nigra*	13.5	5X	Good	No	REMOVE			13.5		
171	Eastern Cottonwood	*Populus deltoides*	44		Good	No	REMOVE			44		
172	Pecan	*Carya illinoinensis*	6.5		Good	No	REMOVE			6.5		
173	Black Willow	*Salix nigra*	18.5		Good	No	REMOVE			18.5		
174	Green Ash	*Fraxinus pennsylvanica*	14	2X	Good	No	REMOVE			14		
175	American Elm	*Ulmus americana*	23	2X	Good	Yes	REMOVE	23				
176	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
177	Pecan	*Carya illinoinensis*	10.5		Good	Yes	REMOVE	10.5				
178	Pecan	*Carya illinoinensis*	9.5		Good	Yes	REMOVE	9.5				Topped
179	Osage Orange	*Maclura pomifera*	11.5		Good	No	REMOVE			11.5		
180	Green Ash	*Fraxinus pennsylvanica*	13.5		Good	No	REMOVE			13.5		
181	Green Ash	*Fraxinus pennsylvanica*	10.5		Good	No	REMOVE			10.5		
182	Green Ash	*Fraxinus pennsylvanica*	12		Good	No	REMOVE			12		
183	Eastern Cottonwood	*Populus deltoides*	43		Good	No	REMOVE			43		
184	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE	8				
185	Pecan	*Carya illinoinensis*	7		Good	No	REMOVE			7		
186	Sugar Hackberry	*Celtis laevigata*	6		Good	No	REMOVE			6		
187	American Elm	*Ulmus americana*	10		Good	Yes	REMOVE	10				
188	Pecan	*Carya illinoinensis*	6		Good	No	REMOVE			6		
189	American Elm	*Ulmus americana*	10		Good	Yes	REMOVE	10				
190	Cedar Elm	*Ulmus crassifolia*	14		Good	Yes	REMOVE	14				
191	Pecan	*Carya illinoinensis*	8.5		Good	Yes	REMOVE	8.5				
192	Pecan	*Carya illinoinensis*	13.5	2X	Good	Yes	REMOVE	13.5				
193	Chinese tallow	*Triadica sebifera*	10	7X	Good	Yes	REMOVE	10				
194	Green Ash	*Fraxinus pennsylvanica*	12.5		Good	No	REMOVE			12.5		
195	Green Ash	*Fraxinus pennsylvanica*	6		Good	No	REMOVE			6		
196	Green Ash	*Fraxinus pennsylvanica*	8.5		Good	No	REMOVE			8.5		
197	Green Ash	*Fraxinus pennsylvanica*	23.5	2X	Good	No	REMOVE			23.5		
198	Green Ash	*Fraxinus pennsylvanica*	16.5		Good	No	REMOVE			16.5		
199	Green Ash	*Fraxinus pennsylvanica*	10.5	2X	Good	No	REMOVE			10.5		One dead trunk measured as 1x
200	Black Willow	*Salix nigra*	34	7X	Good	No	REMOVE			34		

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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CLIENT: Oakdale IV
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JOB #: 3115

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SEAL: REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2642 STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.7

Item2.

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Protected	REMAIN/REMOVE	MITIGATION	TREES TO REMAIN	Non - Protected	EXEMPTIONS	COMMENT
201	Bald Cypress	*Taxodium distichum*	18		Good	Yes	REMOVE	18				
202	Bald Cypress	*Taxodium distichum*	14		Good	Yes	REMOVE	14				
203	Black Willow	*Salix nigra*	10		Good	No	REMOVE			10		
204	Pecan	*Carya illinoinensis*	24	2X	Good	Yes	REMOVE	24				
205	Pecan	*Carya illinoinensis*	32		Good	Yes	REMOVE	32				
206	Pecan	*Carya illinoinensis*	28.5		Good	Yes	REMOVE	28.5				
207	Black Willow	*Salix nigra*	10		Good	No	REMOVE			10		
208	Bald Cypress	*Taxodium distichum*	18.5		Good	Yes	REMOVE	18.5				
209	Pecan	*Carya illinoinensis*	23.5		Good	Yes	REMOVE	23.5				
210	Green Ash	*Fraxinus pennsylvanica*	15.5		Fair	No	REMOVE			15.5		
211	American Elm	*Ulmus americana*	25		Good	Yes	REMOVE	25				
212	American Elm	*Ulmus americana*	26		Good	Yes	REMOVE	26				
213	Pecan	*Carya illinoinensis*	28		Good	Yes	REMOVE	28				
214	Eastern Cottonwood	*Populus deltoides*	51.5		Fair	No	REMOVE			51.5		
215	Pecan	*Carya illinoinensis*	19		Good	Yes	REMOVE	19				
216	Pecan	*Carya illinoinensis*	10.5		Good	Yes	REMOVE	10.5				
217	Pecan	*Carya illinoinensis*	21	2X	Good	Yes	REMOVE	21				
218	Eastern Cottonwood	*Populus deltoides*	44		Good	No	REMOVE			44		
219	Eastern Cottonwood	*Populus deltoides*	38		Fair	No	REMOVE			38		
220	Pecan	*Carya illinoinensis*	19.5		Good	Yes	REMOVE	19.5				
221	Pecan	*Carya illinoinensis*	21		Good	Yes	REMOVE	21				
222	Pecan	*Carya illinoinensis*	20.5		Good	Yes	REMOVE	20.5				
223	Pecan	*Carya illinoinensis*	29.5	2X	Good	Yes	REMOVE	29.5				
224	Chinese tallow	*Triadica sebifera*	19	3X	Good	Yes	REMOVE	19				
225	Chinese tallow	*Triadica sebifera*	13.5		Good	Yes	REMOVE	13.5				
226	Pecan	*Carya illinoinensis*	24.5	2X	Good	Yes	REMOVE	24.5				
227	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE				15.5	Building Pad
228	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
229	Pecan	*Carya illinoinensis*	14		Good	Yes	REMOVE				14	Building Pad
230	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE				15.5	Building Pad
231	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE				15.5	Building Pad
232	Pecan	*Carya illinoinensis*	13.5		Good	Yes	REMOVE				13.5	Building Pad
233	Green Ash	*Fraxinus pennsylvanica*	17.5		Good	No	REMOVE			17.5		
234	Green Ash	*Fraxinus pennsylvanica*	21.5	2X	Good	No	REMOVE			21.5		
235	Green Ash	*Fraxinus pennsylvanica*	19	2X	Good	No	REMOVE			19		
236	American Elm	*Ulmus americana*	17.5		Good	Yes	REMOVE				17.5	Building Pad
237	American Elm	*Ulmus americana*	14		Good	Yes	REMOVE	14				
238	American Elm	*Ulmus americana*	17.5		Good	Yes	REMOVE	17.5				
239	American Elm	*Ulmus americana*	15.5		Good	Yes	REMOVE	15.5				
240	American Elm	*Ulmus americana*	14		Good	Yes	REMOVE	14				
241	American Elm	*Ulmus americana*	15.5		Good	Yes	REMOVE	15.5				
242	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
243	Pecan	*Carya illinoinensis*	17.5		Good	Yes	REMOVE				17.5	Building Pad
244	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
245	Pecan	*Carya illinoinensis*	10.5		Good	Yes	REMOVE				10.5	Building Pad
246	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
247	Pecan	*Carya illinoinensis*	11.5		Good	Yes	REMOVE				11.5	Building Pad
248	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
249	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE				8	Building Pad
250	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
251	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE				15.5	Building Pad
252	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE				10	Building Pad
253	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE				10	Building Pad
254	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
255	Pecan	*Carya illinoinensis*	7.5		Good	No	REMOVE			7.5		
256	Pecan	*Carya illinoinensis*	10.5		Good	Yes	REMOVE				10.5	Building Pad
257	Pecan	*Carya illinoinensis*	16.5		Good	Yes	REMOVE				16.5	Building Pad
258	Pecan	*Carya illinoinensis*	14		Good	Yes	REMOVE				14	Building Pad
259	Pecan	*Carya illinoinensis*	13		Good	Yes	REMOVE				13	Building Pad
260	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE				10	Building Pad
261	Pecan	*Carya illinoinensis*	7.5		Good	No	REMOVE			7.5		
262	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
263	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE				16	Building Pad
264	Pecan	*Carya illinoinensis*	18.5	2X	Good	Yes	REMOVE				18.5	Building Pad
265	Pecan	*Carya illinoinensis*	15		Good	Yes	REMOVE				15	Building Pad
266	Sugar Hackberry	*Celtis laevigata*	22		Good	No	REMOVE			22		
267	American Elm	*Ulmus americana*	24		Good	Yes	REMOVE	24				
268	Pecan	*Carya illinoinensis*	9		Good	Yes	REMOVE	9				
269	Pecan	*Carya illinoinensis*	26.5		Good	Yes	REMOVE	26.5				
270	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE	10				
271	Sugar Hackberry	*Celtis laevigata*	10		Good	No	REMOVE			10		
272	Sugar Hackberry	*Celtis laevigata*	8		Good	No	REMOVE			8		
273	American Elm	*Ulmus americana*	13		Good	Yes	REMOVE	13				
274	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
275	Sugar Hackberry	*Celtis laevigata*	8		Good	No	REMOVE			8		
276	Green Ash	*Fraxinus pennsylvanica*	17.5		Good	No	REMOVE			17.5		
277	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
278	Green Ash	*Fraxinus pennsylvanica*	21.5		Good	No	REMOVE			21.5		
279	Sugar Hackberry	*Celtis laevigata*	30		Good	No	REMOVE			30		
280	Pecan	*Carya illinoinensis*	43		Good	Yes	REMOVE				43	Building Pad
281	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE				15.5	Building Pad
282	Pecan	*Carya illinoinensis*	15		Good	Yes	REMOVE				15	Building Pad
283	Pecan	*Carya illinoinensis*	19		Good	Yes	REMOVE				19	Building Pad
284	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE				11	Building Pad
285	Pecan	*Carya illinoinensis*	9.5		Good	Yes	REMOVE				9.5	Building Pad
286	Chinese tallow	*Triadica sebifera*	13		Good	Yes	REMOVE				13	Building Pad
287	Black Willow	*Salix nigra*	12.5		Good	No	REMOVE			12.5		
288	Chinese tallow	*Triadica sebifera*	9		Good	Yes	REMOVE				9	Building Pad
289	Chinese tallow	*Triadica sebifera*	12	2X	Good	Yes	REMOVE	12				
290	Chinese tallow	*Triadica sebifera*	10		Fair	Yes	REMOVE	10				
291	Chinese tallow	*Triadica sebifera*	26	6X	Fair	Yes	REMOVE	26				
292	Chinese tallow	*Triadica sebifera*	21	9X	Fair	Yes	REMOVE	21				
293	Chinese tallow	*Triadica sebifera*	15	3X	Good	Yes	REMOVE	15				
294	Black Willow	*Salix nigra*	24		Good	No	REMOVE			24		
295	Sugar Hackberry	*Celtis laevigata*	11.5		Good	No	REMOVE			11.5		
296	Sugar Hackberry	*Celtis laevigata*	14	2X	Good	No	REMOVE			14		
297	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE				16	Building Pad
298	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE				16	Building Pad
299	Pecan	*Carya illinoinensis*	13.5		Good	Yes	REMOVE				13.5	Building Pad
300	Pecan	*Carya illinoinensis*	21		Good	Yes	REMOVE				21	Building Pad

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JOB #: 3115

REVISIONS:
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SEAL: LICENSED LANDSCAPE ARCHITECT CHRIS TROMBLA 2042 STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.8

Item2.

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Protected	REMAIN/REMOVE	MITIGATION	TREES TO REMAIN	Non - Protected	EXEMPTIONS	COMMENT
301	Black Willow	*Salix nigra*	11	2X	Good	No	REMOVE			11		
302	American Elm	*Ulmus americana*	16		Good	Yes	REMOVE				16	Building Pad
303	American Elm	*Ulmus americana*	32		Good	Yes	REMOVE				32	Building Pad
304	Pecan	*Carya illinoinensis*	12.5		Good	Yes	REMOVE				12.5	Building Pad
305	Pecan	*Carya illinoinensis*	19.5		Good	Yes	REMOVE				19.5	Building Pad
306	Pecan	*Carya illinoinensis*	13		Good	Yes	REMOVE				13	Building Pad
307	Pecan	*Carya illinoinensis*	9.5		Good	Yes	REMOVE				9.5	Building Pad
308	Pecan	*Carya illinoinensis*	11.5		Good	Yes	REMOVE				11.5	Building Pad
309	Black Willow	*Salix nigra*	11.5	3X	Good	No	REMOVE			11.5		
310	Black Willow	*Salix nigra*	8	2X	Good	No	REMOVE			8		
311	Black Willow	*Salix nigra*	17	4X	Good	No	REMOVE			17		
312	Black Willow	*Salix nigra*	11.5	2X	Good	No	REMOVE			11.5		
313	Black Willow	*Salix nigra*	19	5X	Good	No	REMOVE			19		
314	Black Willow	*Salix nigra*	9	2X	Good	No	REMOVE			9		
315	Black Willow	*Salix nigra*	10	4X	Good	No	REMOVE			10		
316	Black Willow	*Salix nigra*	18.5	5X	Good	No	REMOVE			18.5		
317	Black Willow	*Salix nigra*	11.5	3X	Good	No	REMOVE			11.5		
318	Black Willow	*Salix nigra*	15.5	5X	Good	No	REMOVE			15.5		
319	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE				10	Building Pad
320	Sugar Hackberry	*Celtis laevigata*	13.5		Good	No	REMOVE			13.5		
321	Pecan	*Carya illinoinensis*	21		Good	Yes	REMOVE	21				
322	Green Ash	*Fraxinus pennsylvanica*	10		Good	No	REMOVE			10		
323	Black Willow	*Salix nigra*	53.5	2X	Poor	No	REMOVE			53.5		
324	Sugar Hackberry	*Celtis laevigata*	11.5		Poor	No	REMOVE			11.5		
325	American Elm	*Ulmus americana*	19.5		Poor	Yes	REMOVE				19.5	
326	Black Willow	*Salix nigra*	16.5	5X	Good	No	REMOVE			16.5		
327	Black Willow	*Salix nigra*	25	8X	Good	No	REMOVE			25		
328	Black Willow	*Salix nigra*	14.5	5X	Good	No	REMOVE			14.5		
329	Pecan	*Carya illinoinensis*	15.5		Good	Yes	REMOVE	15.5				
330	Eastern Cottonwood	*Populus deltoides*	40		Good	No	REMOVE			40		
331	Eastern Cottonwood	*Populus deltoides*	29.5		Good	No	REMOVE			29.5		
332	Pecan	*Carya illinoinensis*	16.5		Good	Yes	REMOVE	16.5				
333	Eastern Cottonwood	*Populus deltoides*	43		Critical	No	REMOVE			43		
334	Pecan	*Carya illinoinensis*	18.5		Good	Yes	REMOVE	18.5				
335	Black Willow	*Salix nigra*	39	10X	Good	No	REMOVE			39		
336	Eastern Cottonwood	*Populus deltoides*	28		Good	No	REMOVE			28		
337	American Elm	*Ulmus americana*	17	2X	Good	Yes	REMOVE	17				
338	Eastern Cottonwood	*Populus deltoides*	21		Good	No	REMOVE			21		
339	Chinese tallow	*Triadica sebifera*	21	2X	Good	Yes	REMOVE				21	Building Pad
340	American Elm	*Ulmus americana*	17		Good	Yes	REMOVE	17				
341	American Elm	*Ulmus americana*	18		Good	Yes	REMOVE	18				
342	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE	8				
343	Black Willow	*Salix nigra*	10.5		Good	No	REMOVE			10.5		
344	Black Willow	*Salix nigra*	8	2X	Good	No	REMOVE			8		
345	Black Willow	*Salix nigra*	8	2X	Good	No	REMOVE			8		
346	Black Willow	*Salix nigra*	11	2X	Good	No	REMOVE			11		
347	Pecan	*Carya illinoinensis*	11		Good	Yes	REMOVE	11				
348	Pecan	*Carya illinoinensis*	12.5	2X	Good	Yes	REMOVE	12.5				
349	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE	8				
350	Pecan	*Carya illinoinensis*	8		Good	Yes	REMOVE	8				
351	Cedar Elm	*Ulmus crassifolia*	10.5		Good	Yes	REMOVE	10.5				
352	Sugar Hackberry	*Celtis laevigata*	14.5		Good	No	REMOVE			14.5		
353	Pecan	*Carya illinoinensis*	12.5		Good	Yes	REMOVE	12.5				
354	Sugar Hackberry	*Celtis laevigata*	12.5		Good	No	REMOVE			12.5		
355	American Elm	*Ulmus americana*	18	2X	Good	Yes	REMOVE	18				
356	Eastern Redcedar	*Juniperus virginiana*	11		Good	Yes	REMOVE	11				
357	Black Willow	*Salix nigra*	8	2X	Good	No	REMOVE			8		
358	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE	16				
359	American Elm	*Ulmus americana*	24.5		Good	Yes	REMOVE	24.5				
360	American Elm	*Ulmus americana*	12		Good	Yes	REMOVE	12				
361	American Elm	*Ulmus americana*	12.5		Poor	Yes	REMOVE				12.5	
362	American Elm	*Ulmus americana*	25		Good	Yes	REMOVE	25				
363	Eastern Redcedar	*Juniperus virginiana*	10		Good	Yes	REMOVE	10				
364	Pecan	*Carya illinoinensis*	12.5		Good	Yes	REMOVE	12.5				
365	Pecan	*Carya illinoinensis*	16.5		Good	Yes	REMOVE				16.5	Building Pad
366	Pecan	*Carya illinoinensis*	18.5		Good	Yes	REMOVE				18.5	Building Pad
367	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE				12	Building Pad
368	Pecan	*Carya illinoinensis*	18		Good	Yes	REMOVE				18	Building Pad
369	Mesquite	*Prosopis glandulosa*	12.5		Good	No	REMOVE			12.5		
370	American Elm	*Ulmus americana*	12		Good	Yes	REMOVE				12	Building Pad
371	Eastern Cottonwood	*Populus deltoides*	14		Good	No	REMOVE			14		
372	American Elm	*Ulmus americana*	10		Good	Yes	REMOVE	10				
373	Eastern Cottonwood	*Populus deltoides*	23		Good	No	REMOVE			23		
374	Sugar Hackberry	*Celtis laevigata*	11		Poor	No	REMOVE			11		
375	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE	16				
376	American Elm	*Ulmus americana*	20		Good	Yes	REMOVE	20				
377	Black Willow	*Salix nigra*	22		Good	No	REMOVE			22		
378	Eastern Cottonwood	*Populus deltoides*	12		Good	No	REMOVE			12		
379	Eastern Cottonwood	*Populus deltoides*	18.5		Good	No	REMOVE			18.5		
380	Eastern Cottonwood	*Populus deltoides*	14.5		Good	No	REMOVE			14.5		
381	Pecan	*Carya illinoinensis*	16		Good	Yes	REMOVE	16				
382	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
383	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
384	Pecan	*Carya illinoinensis*	10		Good	Yes	REMOVE	10				
385	Pecan	*Carya illinoinensis*	12		Good	Yes	REMOVE	12				
386	Black Willow	*Salix nigra*	21.5		Poor	No	REMOVE			21.5		
387	Pecan	*Carya illinoinensis*	25.5		Good	Yes	REMOVE				25.5	Drainage Easement
388	Pecan	*Carya illinoinensis*	22		Good	Yes	REMOVE				22	Drainage Easement
389	Pecan	*Carya illinoinensis*	14.5		Good	Yes	REMOVE				14.5	Drainage Easement
390	Pecan	*Carya illinoinensis*	20.5		Good	Yes	REMOVE				20.5	Drainage Easement
391	Eastern Redcedar	*Juniperus virginiana*	9		Good	Yes	REMOVE				9	Drainage Easement
392	Cedar Elm	*Ulmus crassifolia*	23		Poor	Yes	REMOVE				23	Drainage Easement
393	Pecan	*Carya illinoinensis*	31.5		Good	Yes	REMOVE				31.5	Drainage Easement
394	Cedar Elm	*Ulmus crassifolia*	18.5		Good	Yes	REMOVE				18.5	Drainage Easement
395	Post Oak	*Quercus stellata*	26		Good	Yes	REMOVE				26	Drainage Easement
396	Pecan	*Carya illinoinensis*	25.5		Good	Yes	REMOVE		25.5			
397	Southern Live Oak	*Quercus virginiana*	12.5	2X	Good	Yes	REMOVE		12.5			
398	Sugar Hackberry	*Celtis laevigata*	8		Good	No	REMOVE			8		
399	Green Ash	*Fraxinus pennsylvanica*	15	2X	Good	No	REMOVE			15		
400	Green Ash	*Fraxinus pennsylvanica*	18.5	2X	Good	No	REMOVE			18.5		

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Dallas, Texas 75226
214.261.9060

CLIENT:
Oakdale IV
Building 1
Oakdale Road, Grand Prairie, Texas 75050

JOB #:
3115

REVISIONS:
1
2
3
4
5
6
7
8
9

SEAL:
CHRIS TRONCOSO
3047
STATE OF TEXAS
LANDSCAPE ARCHITECT
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.9

Item2.

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Protected	REMAIN/REMOVE	MITIGATION	TREES TO REMAIN	Non - Protected	EXEMPTIONS	COMMENT
401	Pecan	*Carya illinoinensis*	14.5		Good	Yes	REMOVE		14.5			
402	Sugar Hackberry	*Celtis laevigata*	11.5	2X	Poor	No	REMOVE			11.5		
403	Southern Live Oak	*Quercus virginiana*	14	2X	Good	Yes	REMOVE		14			
404	Southern Live Oak	*Quercus virginiana*	16	3X	Good	Yes	REMOVE				16	Drainage Easement
405	Southern Live Oak	*Quercus virginiana*	12	2X	Good	Yes	REMOVE		12			
406	Osage Orange	*Maclura pomifera*	19.5	2X	Good	No	REMOVE			19.5		Also referred to as bois d'arc
407	Cedar Elm	*Ulmus crassifolia*	9		Good	Yes	REMOVE				9	Drainage Easement
408	Cedar Elm	*Ulmus crassifolia*	11.5		Good	Yes	REMOVE				11.5	Drainage Easement
409	Green Ash	*Fraxinus pennsylvanica*	15.5	2X	Poor	No	REMOVE			15.5		
410	Pecan	*Carya illinoinensis*	9.5		Poor	Yes	REMOVE				9.5	
411	Green Ash	*Fraxinus pennsylvanica*	9.5	2X	Poor	No	REMOVE			9.5		
412	Cedar Elm	*Ulmus crassifolia*	11		Good	Yes	REMOVE				11	Drainage Easement
413	Cedar Elm	*Ulmus crassifolia*	14		Good	Yes	REMOVE				14	Drainage Easement
414	Green Ash	*Fraxinus pennsylvanica*	9		Good	No	REMOVE			9		
415	Cedar Elm	*Ulmus crassifolia*	12.5		Good	Yes	REMOVE				12.5	Drainage Easement
416	Green Ash	*Fraxinus pennsylvanica*	13.5	2X	Good	No	REMOVE			13.5		
417	Honey Locust	*Gleditsia triacanthos*	24	5X	Good	No	REMOVE			24		
418	Green Ash	*Fraxinus pennsylvanica*	24.5	3X	Poor	No	REMOVE			24.5		
419	Green Ash	*Fraxinus pennsylvanica*	19	2X	Good	No	REMOVE			19		
420	Pecan	*Carya illinoinensis*	20		Good	Yes	REMOVE				20	Drainage Easement
421	American Elm	*Ulmus americana*	11.5		Good	Yes	REMOVE				11.5	Drainage Easement
422	Eastern Cottonwood	*Populus deltoides*	33.5	2X	Good	No	REMOVE			33.5		
423	Pecan	*Carya illinoinensis*	23		Good	Yes	REMOVE				23	Drainage Easement
424	Cedar Elm	*Ulmus crassifolia*	16.5		Good	Yes	REMOVE				16.5	Drainage Easement
425	Pecan	*Carya illinoinensis*	23		Good	Yes	REMOVE				23	Building Pad
426	Pecan	*Carya illinoinensis*	15		Good	Yes	REMOVE				15	Building Pad
427	Pecan	*Carya illinoinensis*	20		Good	Yes	REMOVE				20	Building Pad
428	Pecan	*Carya illinoinensis*	13.5		Good	Yes	REMOVE				13.5	Building Pad
429	Pecan	*Carya illinoinensis*	14.5		Good	Yes	REMOVE				14.5	Building Pad
430	Pecan	*Carya illinoinensis*	19.5		Good	Yes	REMOVE				19.5	Building Pad
431	Eastern Cottonwood	*Populus deltoides*	23.5	2X	Good	No	REMOVE			23.5		
432	Pecan	*Carya illinoinensis*	24.5		Good	Yes	REMOVE				24.5	Drainage Easement
433	Pecan	*Carya illinoinensis*	21		Good	Yes	REMOVE				21	Drainage Easement
434	Pecan	*Carya illinoinensis*	34	2X	Good	Yes	REMOVE				34	Drainage Easement
435	Eastern Cottonwood	*Populus deltoides*	15		Good	No	REMOVE			15		
436	Eastern Cottonwood	*Populus deltoides*	43		Critical	No	REMOVE			43		
437	Pecan	*Carya illinoinensis*	29.5		Good	Yes	REMOVE				29.5	Drainage Easement
438	Pecan	*Carya illinoinensis*	20.5		Poor	Yes	REMOVE				20.5	Drainage Easement
439	Eastern Cottonwood	*Populus deltoides*	47		Good	No	REMOVE			47		
440	Eastern Cottonwood	*Populus deltoides*	30		Good	No	REMOVE			30		
441	Eastern Cottonwood	*Populus deltoides*	31		Critical	No	REMOVE			31		
442	Eastern Cottonwood	*Populus deltoides*	29		Good	No	REMOVE			29		
443	Eastern Cottonwood	*Populus deltoides*	33.5		Good	No	REMOVE			33.5		
444	Eastern Cottonwood	*Populus deltoides*	33		Critical	No	REMOVE			33		
445	Eastern Cottonwood	*Populus deltoides*	32		Good	No	REMOVE			32		
446	Eastern Cottonwood	*Populus deltoides*	31		Good	No	REMOVE			31		
447	American Elm	*Ulmus americana*	12		Good	Yes	REMOVE				12	Drainage Easement
448	Sugar Hackberry	*Celtis laevigata*	18.5	2X	Good	No	REMOVE			18.5		
449	American Elm	*Ulmus americana*	14	2X	Good	Yes	REMOVE				14	Drainage Easement
450	American Elm	*Ulmus americana*	46		Good	Yes	REMOVE				46	Drainage Easement
451	Eastern Cottonwood	*Populus deltoides*	23.5		Good	No	REMOVE			23.5		
452	Eastern Cottonwood	*Populus deltoides*	36.5	2X	Good	No	REMOVE			36.5		
453	Eastern Cottonwood	*Populus deltoides*	43	2X	Good	No	REMOVE			43		
454	Green Ash	*Fraxinus pennsylvanica*	24	2X	Good	No	REMOVE			24		
455	American Elm	*Ulmus americana*	12		Good	Yes	REMOVE				12	Drainage Easement
456	Green Ash	*Fraxinus pennsylvanica*	10.5		Good	No	REMOVE			10.5		
457	Sugar Hackberry	*Celtis laevigata*	9		Good	No	REMOVE			9		
458	Green Ash	*Fraxinus pennsylvanica*	24	2X	Good	No	REMOVE			24		
459	Cedar Elm	*Ulmus crassifolia*	11		Good	Yes	REMOVE				11	Drainage Easement
460	Green Ash	*Fraxinus pennsylvanica*	11.5		Good	No	REMOVE			11.5		
461	Cedar Elm	*Ulmus crassifolia*	8.5		Good	Yes	REMOVE				8.5	Drainage Easement
462	Sugar Hackberry	*Celtis laevigata*	10		Good	No	REMOVE			10		
463	Sugar Hackberry	*Celtis laevigata*	9.5		Good	No	REMOVE			9.5		
464	Sugar Hackberry	*Celtis laevigata*	25		Good	No	REMOVE			25		
465	Cedar Elm	*Ulmus crassifolia*	8		Good	Yes	REMOVE				8	Drainage Easement
466	Green Ash	*Fraxinus pennsylvanica*	21	3X	Good	No	REMOVE			21		
467	Sugar Hackberry	*Celtis laevigata*	18.5		Good	No	REMOVE			18.5		
468	Sugar Hackberry	*Celtis laevigata*	14.5		Good	No	REMOVE			14.5		
469	Cedar Elm	*Ulmus crassifolia*	10.5		Good	Yes	REMOVE				10.5	Drainage Easement
470	Cedar Elm	*Ulmus crassifolia*	10.5		Good	Yes	REMOVE				10.5	Drainage Easement
471	Cedar Elm	*Ulmus crassifolia*	14		Good	Yes	REMOVE				14	Drainage Easement
472	Green Ash	*Fraxinus pennsylvanica*	9		Poor	No	REMOVE			9		
473	Green Ash	*Fraxinus pennsylvanica*	17	2X	Good	No	REMOVE			17		
474	Green Ash	*Fraxinus pennsylvanica*	22	3X	Good	No	REMOVE			22		
475	Green Ash	*Fraxinus pennsylvanica*	26	4X	Good	No	REMOVE			26		
476	Green Ash	*Fraxinus pennsylvanica*	17.5	3X	Good	No	REMOVE			17.5		
477	Cedar Elm	*Ulmus crassifolia*	13		Good	Yes	REMOVE				13	Drainage Easement
478	Cedar Elm	*Ulmus crassifolia*	14		Good	Yes	REMOVE				14	Drainage Easement
479	Cedar Elm	*Ulmus crassifolia*	20.5	2X	Good	Yes	REMOVE				20.5	Drainage Easement
480	Cedar Elm	*Ulmus crassifolia*	13.5		Good	Yes	REMOVE				13.5	Drainage Easement
481	Cedar Elm	*Ulmus crassifolia*	10.5		Good	Yes	REMOVE				10.5	Drainage Easement
482	Cedar Elm	*Ulmus crassifolia*	11		Good	Yes	REMOVE				11	Drainage Easement
483	Cedar Elm	*Ulmus crassifolia*	9		Good	Yes	REMOVE				9	Drainage Easement
484	Cedar Elm	*Ulmus crassifolia*	11		Good	Yes	REMOVE				11	Drainage Easement
485	Cedar Elm	*Ulmus crassifolia*	11		Good	Yes	REMOVE				11	Drainage Easement
486	Sugar Hackberry	*Celtis laevigata*	10		Good	No	REMOVE			10		
487	Sugar Hackberry	*Celtis laevigata*	9.5		Good	No	REMOVE			9.5		
488	American Elm	*Ulmus americana*	18	3X	Good	Yes	REMOVE				18	Drainage Easement
489	Osage Orange	*Maclura pomifera*	35		Good	No	REMOVE			35		Also referred to as bois d'arc
490	Sugar Hackberry	*Celtis laevigata*	16		Good	No	REMOVE			16		
491	Sugar Hackberry	*Celtis laevigata*	10.5		Good	No	REMOVE			10.5		
492	Cedar Elm	*Ulmus crassifolia*	15		Good	Yes	REMOVE				15	Drainage Easement
493	Sugar Hackberry	*Celtis laevigata*	9		Good	No	REMOVE			9		
494	Sugar Hackberry	*Celtis laevigata*	14.5	2X	Good	No	REMOVE			14.5		
495	Sugar Hackberry	*Celtis laevigata*	8		Good	No	REMOVE			8		
496	Sugar Hackberry	*Celtis laevigata*	19	3X	Good	No	REMOVE			19		
497	Sugar Hackberry	*Celtis laevigata*	31.5	3X	Good	No	REMOVE			31.5		
498	Pecan	*Carya illinoinensis*	17		Good	Yes	REMOVE				17	Drainage Easement
499	Bald Cypress	*Taxodium distichum*	10		Good	Yes	REMOVE		10			
500	Bald Cypress	*Taxodium distichum*	10		Good	Yes	REMOVE		10			
501	Bald Cypress	*Taxodium distichum*	8.5		Good	Yes	REMOVE		8.5			
502	American Elm	*Ulmus americana*	29	2X	Good	Yes	REMOVE		29			
503	American Elm	*Ulmus americana*	16.5		Good	Yes	REMOVE		16.5			
504	Sugar Hackberry	*Celtis laevigata*	17.5		Good	No	REMOVE			17.5		
505	Sugar Hackberry	*Celtis laevigata*	14.5		Good	No	REMOVE			14.5		
506	Southern Live Oak	*Quercus virginiana*	21	6X	Good	Yes	REMOVE		21			
507	Eastern Redcedar	*Juniperus virginiana*	8		Good	Yes	REMOVE		8			
508	Pecan	*Carya illinoinensis*	39	2X	Good	Yes	REMOVE		39			
509	Pecan	*Carya illinoinensis*	13.5		Good	Yes	REMOVE		13.5			
510	American Elm	*Ulmus americana*	25		Good	Yes	REMOVE		25			
511	Sugar Hackberry	*Celtis laevigata*	14.5		Good	No	REMOVE			14.5		
512	American Elm	*Ulmus americana*	24		Good	Yes	REMOVE		24			
513	Sugar Hackberry	*Celtis laevigata*	14		Good	No	REMOVE			14		
514	Eastern Redcedar	*Juniperus virginiana*	8		Good	Yes	REMOVE		8			
515	Southern Live Oak	*Quercus virginiana*	10	4X	Good	Yes	REMOVE		10			
516	American Elm	*Ulmus americana*	17.5		Good	Yes	REMOVE		17.5			
517	Sugar Hackberry	*Celtis laevigata*	18.5		Good	No	REMOVE			18.5		
518	American Elm	*Ulmus americana*	24		Good	Yes	REMOVE		24			
519	Pecan	*Carya illinoinensis*	18		Good	Yes	REMOVE		18			
520	Southern Live Oak	*Quercus virginiana*	8		Good	Yes	REMOVE		8			
521	Eastern Redcedar	*Juniperus virginiana*	8.5	2X	Good	Yes	REMOVE		8.5			
			TOTAL: 8274.5					***TOTAL: 1464.5***	***TOTAL: 377***	***TOTAL: 4143***	***TOTAL: 2290***	8274.5

MITIGATION:

TOTAL PROTECTED INCHES TO REMAIN: 377 INCHES

NEW TREES (CAL. IN) : 390 CAL. INCHES

MITIGATION INCHES REQUIRED: 1,464.5 INCHES

TOTAL PRESERVATION CREDITS: 0 INCHES

TOTAL MITIGATION: 1,464.5 - 390 S.F. = 1,074.50 S.F.

TOTAL MITIGATION: 1,074.5 INCHES X $200 (PER INCH) = $214,900.00 PAID TO THE CITY TREE FUND

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JOB #: 3115

REVISIONS:
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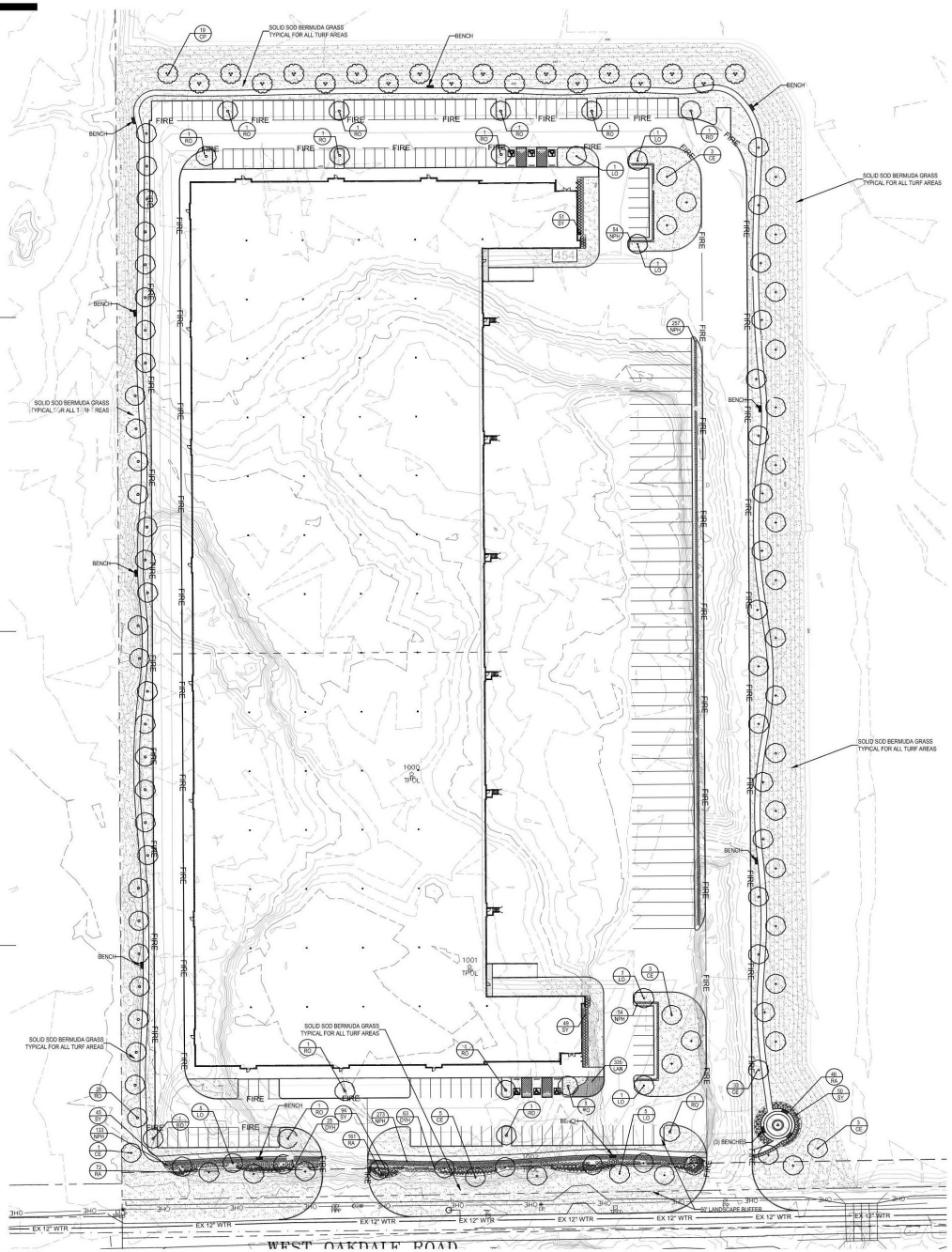
SEAL: REGISTERED LANDSCAPE ARCHITECT CHRIS TROLINGER 2042 STATE OF TEXAS
10.09.2026

SHEET CONTENTS:
TREE PRESERVATION PLAN

DATE: OCTOBER 9, 2026

SHEET:
L1.10

Item2.



LANDSCAPE NOTES

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

LANDSCAPE TABULATIONS

STREET TREE REQUIREMENT: (1) 3" CALIPER TREE PER 50 L.F.
OAKDALE ROAD - 633 L.F.

REQUIRED	PROVIDED
13 TREES	17 TREES

BASE LANDSCAPE REQUIREMENTS:

SITE AREA: 632,182 S.F.
BUILDING AREA: 220,572 S.F.

10% OF THE SITE TO BE LANDSCAPE AREA

(1) 3" CALIPER TREE PER 500 S.F OF REQUIRED LANDSCAPE AREA

(1) SHRUB - 5 GAL. MIN., FOR EACH 50 S.F. OF REQUIRED LANDSCAPE AREA

1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES.

REQUIRED	PROVIDED
63,218 S.F. OF LANDSCAPE AREA	232,931 S.F. OF LANDSCAPE AREA
(127) TREES (3" CAL.)	(129) TREES (3" CAL.)
(1,267) SHRUBS (5 GAL.)	(1,426) SHRUBS (5 GAL.)
252 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	335 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

PARKING LOT LANDSCAPING REQUIREMENTS: 162 PARKING SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
(1) TREE PER 10 PARKING SPACES
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE
(1) TREE PER 5 TRUCK DOCKS (40 TRUCK DOCKS)

REQUIRED	PROVIDED
(24) 3" CAL. TREES	(26) 3" CAL. TREES

OPEN SPACE CHART

REQUIRED	PROVIDED
-1 Acre of open space for 20 Acres of site -43.5 Acres on site. 2 Acre of open space required	-2.5 Acre of Open Space
-1,000 L.F. every Acre of open space required -2,500 L.F. of walking trail	-2,940 L.F. of Walking Trail
-1 seat for every 20,000 S.F. of proposed building space -220,572 S.F. / 20,000 S.F. = 11 Seats Required	-13 Seats Provided
-Note: A min of 2 selections are required to comply with open space guidelines.	-2 Requirements Met for the Open Space Requirements

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	49	Cedar Elm	*Ulmus crassifolia*	3" cal.	container, 12' ht., 5' spread 5' clear trunk
CP	19	Chinese Pistache	*Pistacia chinensis*	3" cal.	B&B, 12' ht., 5' spread, 5' clear trunk
LO	15	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 5' spread 5' clear trunk
RO	46	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 5' spread 5' clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DYH	88	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	Fully rooted container, 24" ht., 20" spread
NPH	770	Needlepoint Holly	*Ilex x comuta 'Needlepoint'*	5 gal.	Fully rooted container, 24" ht., 20" spread
RA	279	Rose creek Abelia	*Abelia grandiflora 'Rose Creek'*	5 gal.	Fully rooted container, 24" ht., 20" spread
SY	289	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	Fully rooted container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LAN	335	New Gold Lantana '419' Bermudagrass	*Lantana 'New Gold' Cynodon dactylon '419'*	4" pots	full container, well rooted Solid Sod refer to notes

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

PLANT LEGEND

- CEDAR ELM - 3" CALIPER
- CHINESE PISTACHE - 3" CALIPER
- LIVE OAK OAK - 3" CALIPER
- RED OAK - 3" CALIPER
- DWARF YAUPON HOLLY - 5 GALLON
- INDIAN HAWTHORN 'CLARA' - 5 GALLON
- NEEDLEPOINT HOLLY - 5 GALLON
- ROSE CREEK ABELIA - 5 GALLON
- SOFTLEAF YUCCA - 5 GALLON
- SEASONAL COLOR - 4" POTS
- BERMUDA GRASS - SOLID SOD

LANDSCAPE PLAN
SCALE 1"=50'-0"
0 25 50 100

LANDSCAPE ARCHITECT
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Oakdale Road, Grand Prairie, Texas 75050

JOB #: 3115

REVISIONS: 1 2 3 4 5 6 7 8 9

SEAL: REGISTERED LANDSCAPE ARCHITECT CHRIS TRAMMELL BRUMMETT 2642 STATE OF TEXAS
10.09.2026

SHEET CONTENTS: LANDSCAPE PLAN

DATE: OCTOBER 9, 2026

SHEET: L2.1

Item2.

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third. 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, real, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertiliaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ¼ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

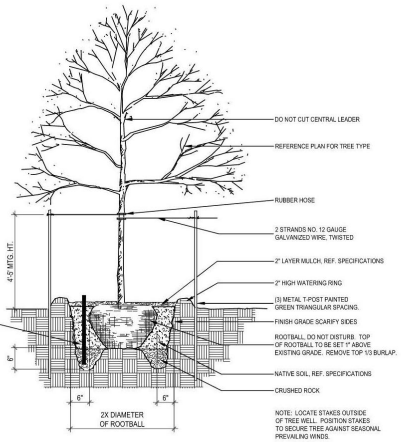
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

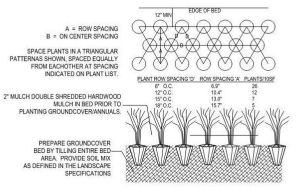
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

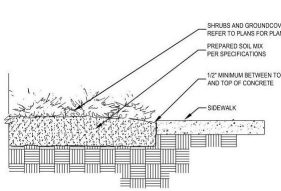
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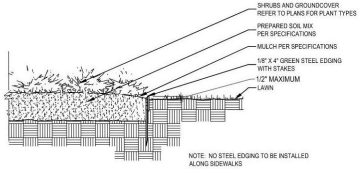
01 TREE PLANTING DETAIL — NOT TO SCALE



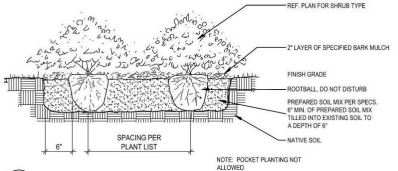
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

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SEAL: REGISTERED LANDSCAPE ARCHITECT — CHRIS TRAMMELL GRIFFIN — 2642 — STATE OF TEXAS
10.09.2026

SHEET CONTENTS: LANDSCAPE PLAN

DATE: OCTOBER 9, 2026

SHEET: L2.2

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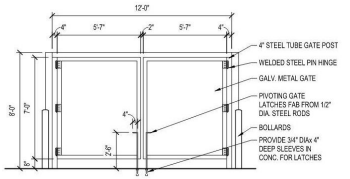
Item2.

ELEVATION SYMBOLS LEGEND:

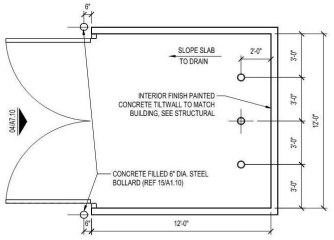
WINDOW/DOOR TYPE
KEYED NOTE
REVISION NUMBER
DETAIL DESIGNATION
SECTION DETAIL MARKER
ELEVATION MARKER
FIELD COLOR SW7005 PURE WHITE
ACCENT COLOR #2 TBD
ACCENT COLOR #3 TBD FITZGERALD FORMLINER PATTERN 14541
ALUMINUM COMPOSITE CANOPY
PAINTED STEEL CANOPY
GLAZING

ELEVATION KEYED NOTES:

E01	PAINTED CONCRETE TILT-WALL
E02	PANEL REVEAL
E03	ALUMINUM & GLASS STOREFRONT
E04	ALUMINUM COMPOSITE CANOPY
E05	SCUPPER
E06	LINE OF ROOF BEYOND
E07	8'W x 8'H LOUVER
E08	WALL PACK MOUNTED AT 25' AFF (TYP)(UNO)
E09	ROOF/OVERFLOW DRAIN THRU WALL (REF 03/A10.00)
E10	30" PAINTED CORNICE
E11	12" PAINTED CORNICE
E12	EXTERIOR EGRESS FIXTURE MOUNTED AT 8'-6" AFF (TYP)(UNO)(REF ELEC FOR SPEC)
E13	18"H LETTERS ATTACHED TO CANOPY (COLOR TO MATCH MULLIONS)
E14	ACCENT LIGHTING
E15	OFFSET ROOF & OVERFLOW DRAINS BEYOND
E16	FORMLINER

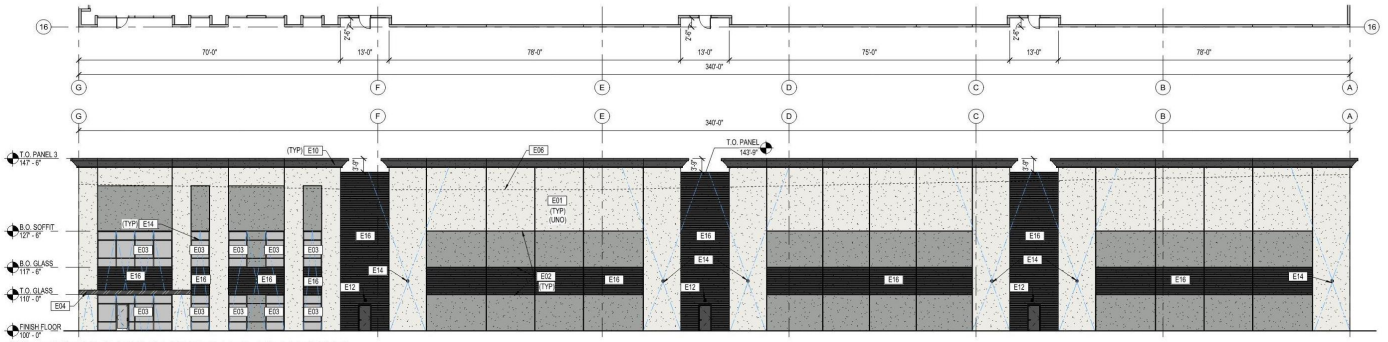


04 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



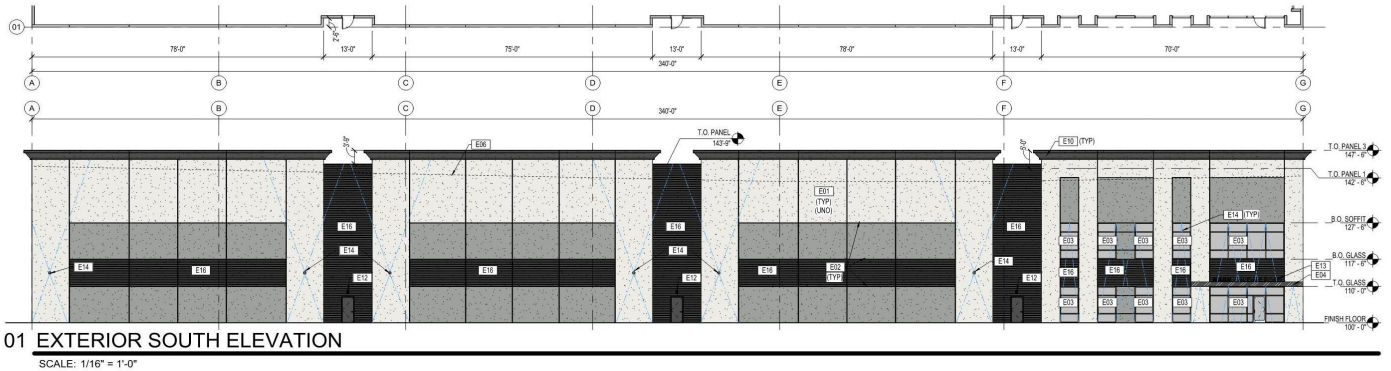
03 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

NORTH		
SECONDARY FAÇADE		
Elements		Qty
Accent Color 10-25%	a	1
Cornice	b	1
Windows along 30%	c	0
(2) Vertical Articulation	d	0
Total		2
MEETS		YES
MATERIAL AREAS		
	SF	%
Total Façade Area	16,004	
Total Openings	875	
Available Façade (Total-Openings)	15,129	
Total Glass	800	5.3%
Field Paint (Color 1)	7,044	46.6%
Accent Paint (Color 2)	4,082	27.0%
Formliner (Color 3)	4,078	27.0%



02 EXTERIOR NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH		
PRIMARY FAÇADE		
Elements		Qty
Two masonry accent materials	a	1
Glass curtain wall 15% of façade	b	0
Awnings 50% of length of façade	c	0
Cornice	d	1
(2) Vertical & (2) Horizontal Articulation	e	0
Accent lighting 50% of façade	f	1
Colonnade	g	0
Wing wall for each 50'	h	0
Windows 30% of vertical surface area	i	0
Total		3
MEETS		YES
MATERIAL AREAS		
	SF	%
Total Façade Area	16,004	
Total Openings	875	
Available Façade (Total-Openings)	15,129	
Total Glass	800	5.3%
Field Paint (Color 1)	7,044	46.6%
Accent Paint (Color 2)	4,082	27.0%
Formliner (Color 3)	4,078	27.0%



01 EXTERIOR SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SITE PLAN
OAKDALE IV
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
XX.X ACRES
ZONED LI
BUILDING: 220,980 SF
CASE NO. TBD

AZIMUTH: architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: Oakdale IV
Street Name, Grand Prairie, Texas 75050
JOB # : 3115

REVISIONS:
1 09.21.26 City Comments
2 10.08.26 City Comments

SEAL:


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 ON DATE OF FINAL SUBMITTAL
ALTERATION TO THIS DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: October 8, 2026
SHEET: A7.10

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Item2.

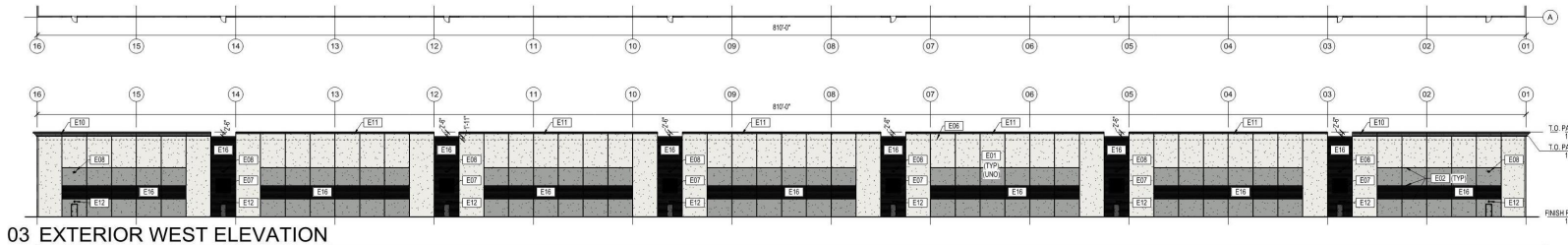
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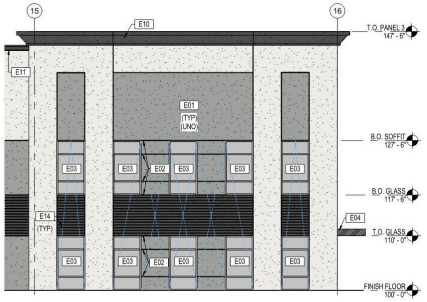
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E15	OFFSET ROOF & OVERFLOW DRAINS BEYOND
E16	FORMLINER

WEST	
SECONDARY FAÇADE	
Elements	Qty
Accent Color 10-25% (a)	1
Cornice (b)	1
Windows along 30% (c)	0
(2) Vertical Articulation (d)	0
Total	2
MEETS	YES
MATERIAL AREAS	
SF	%
Total Façade Area: 38,268	
Total Openings: 596	
Available Façade (Total-Openings): 37,672	
Total Glass: -	0.0%
Field Paint (Color 1): 18,749	49.8%
Accent Paint (Color 2): 10,801	28.7%
Formliner (Color 3): 8,714	23.1%



03 EXTERIOR WEST ELEVATION

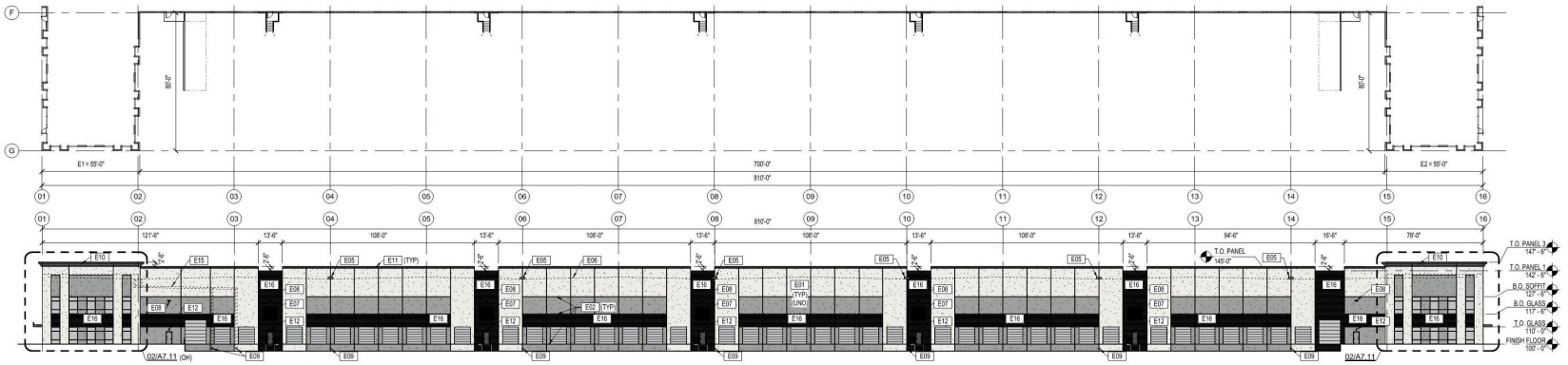
SCALE: 1/32" = 1'-0"



02 EXTERIOR EAST ELEVATION

SCALE: 3/32" = 1'-0"

EAST		
SECONDARY FAÇADE		
Elements		Qty
Accent Color 10-25%	a	1
Cornice	b	1
Windows along 30%	c	0
(2) Vertical Articulation	d	0
Total		2
MEETS		YES
MATERIAL AREAS		
SF		%
Total Façade Area	39,113	
Total Openings	5,532	
Available Façade (Total-Openings)	33,581	
Total Glass	1,000	3.0%
Field Paint (Color 1)	16,992	50.6%
Accent Paint (Color 2)	12,308	36.6%
Formliner (Color 3)	8,819	26.3%



01 EXTERIOR EAST ELEVATION

SCALE: 1/32" = 1'-0"

SITE PLAN
OAKDALE IV
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
XX.X ACRES
ZONED LI
BUILDING: 220,980 SF
CASE NO. TBD

AZIMUTH: architecture
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Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: Oakdale IV
Street Name, Grand Prairie, Texas 75050

JOB # : 3115

REVISIONS:
1 09.21.26 City Comments
2 10.08.26 City Comments
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SEAL:
REGISTERED ARCHITECT MICHAEL L. WILLIAMS 18915 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 ON DATE SHOWN ELECTRONICALLY SUBMITTED DOCUMENTS.

ALTERATION OF THIS DOCUMENT IS WRITING BY PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: October 8, 2026

SHEET: A7.11

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CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/27/2026

PRESENTER: Hina Siddiqui, Planner

TITLE: SUP-26-09-0023 - Specific Use Permit - Contractor Shop with Outside Storage (City Council District 1). Specific Use Permit for Contractor Shop with Outside Storage on 0.48 acres. Lots 16, 17 & 18, Block 3, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2461, 2465 and 2469 Doreen St

APPLICANT: Angel Esquivel, Express Granite

REQUESTED ACTION: Consider the request for a Specific Use Permit for a Contractor Shop with Outside Storage.

SUMMARY:

Specific Use Permit for Contractor Shop with Outside Storage on 0.48 acres. Lots 16, 17 & 18, Block 3, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2461, 2465 and 2469 Doreen St.

PURPOSE OF REQUEST:

The applicant intends to operate a contractor shop with outside storage on an existing 0.48 acre site addressed as 2461, 2465, and 2469 Doreen St. A contractor shop with outside storage requires a Specific Use Permit when located within 300 feet of a Two Family Residential (2F) zoning district. The subject property is directly adjacent to a 2F zoning district located east of the subject property.

The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial (LI) District	Crime & Trauma Cleaning Service
South	Light Industrial (LI) District	Manufacturing Company
West	Light Industrial (LI) District	Manufacturing/Painting Company
East	Two Family Residential (2F) District	Single Family Residence

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant, Express Granite, is requesting approval to operate a contractor shop with outside storage across three parcels addressed as 2461, 2465, and 2469 Doreen Street. The proposed operation will utilize an existing 3,920 sq. ft. building for day-to-day administrative duties such as bookkeeping, granite sales and showroom displays, and interior granite cutting. Outdoor operations are confined entirely to the fenced yard area and consist of the storage of granite slabs and overnight parking for commercial fleet vehicles. No cutting or fabrication of granite will occur outside. Off-site field operations involve visiting customer job sites and installing finished granite. The hours of operation are scheduled for Monday through Saturday, from 9:00 AM to 6:00 PM, with six (6) employees managing office administration, granite sales, and field installation. Traffic generation is expected to be low-intensity, consisting primarily of customer visits and daily crew dispatches to installation sites.

The business operates a fleet of six (6) pickup trucks used by crews for job-site visits and granite installations. Outside storage of granite inventory and fleet vehicles will be fully contained within the secured yard, with all fleet vehicles stored overnight in a designated parking area. The fenced yard surface consists predominantly of crushed concrete and gravel, with a small existing concrete pad. Historical aerial imagery and municipal records dating back to 2005 document that vehicles have continuously parked inside the fenced gravel yard, and the City has consistently issued Certificates of Occupancy verifying the lawful ongoing occupancy and operation of the property under these surfacing conditions. While the gravel base must remain sufficient to support vehicle parking, staff notes that if the operational intensity of the site increases in the future, such as through an expansion of the fleet or the introduction of heavier commercial vehicles, the applicant may be required to pave the parking areas with concrete or pursue the alternative paving process outlined in Article 10 of the Unified Development Code (UDC).

Pursuant to Article 8 of the UDC, outside storage areas adjacent to residential zoning districts require a solid masonry screening wall. However, the subject property features an existing six-foot (6 ft.) solid wood fence that remains in good condition. Staff considers this existing wood fence sufficient to provide adequate visual buffering given the low-intensity nature of the proposed use and the absence of outdoor stone-cutting and fabrication activities.

ZONING REQUIREMENTS:

Parking Requirements

The property is subject to parking requirements in Article 10 of the Unified Development Code (UDC), which is summarized in the table below. The proposal meets the parking requirements.

Table 2. Parking Summary

Standard	Required	Proposed	Meets
Office/Showroom (Retail-Oriented) (1/1000 Sq. Ft.)	4	6	Yes

VARIANCES:

The applicant is requesting the following variance:

1. Screening (East) – Variance to the UDC Article 8 requirement of 6-foot masonry screening along the eastern property line to allow an existing 6-foot solid wood fence to remain.

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to 31 surrounding property owners. As of the writing of this memo, staff received the following letters:

- In Support: None
- In Opposition: None

ANALYSIS:

Staff evaluated the proposal using a framework that considers adopted plans and policies, surrounding land use context, development patterns and trends, and the specific characteristics of the proposed development. This analysis is intended to provide decision-makers with a consistent assessment of how the request relates to the City's adopted policies, existing conditions, and potential development impacts.

Does the proposal advance the City's vision?

- The Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Medium Density Residential (MDR).
- Although the proposed contractor shop is inconsistent with the FLUM's MDR residential designation, the site has continuously operated under light industrial and contractor service uses supported by legally issued Certificates of Occupancy (COs).
- The proposal advances the *Sustainable Community* guiding principle and economic resilience objectives of the 2018 Comprehensive Plan by supporting the productive reuse and reinvestment of an existing, developed commercial property without requiring additional utility or infrastructure extensions.
- The request aligns with City Council priorities to support small business enterprises by enabling an independent, locally operated contractor to establish an office and storage base within the city.

Is the proposal compatible with its surroundings?

- The property is surrounded by Light Industrial (LI) zoning districts to the north, south, and west, which host light industrial and commercial services. The proposed contractor shop aligns directly with the character and operational intensity of these neighboring industrial uses.
- To the east, the property abuts a Two-Family Residential (2F) zoning district developed with a single-family residence, which triggers the requirement for a Specific Use Permit (SUP). Potential land-use conflicts with this adjacent residence are mitigated by confining all stone

cutting and fabrication inside the building, preventing dust and equipment noise from impacting the residential neighbor.

How does the proposal relate to existing development patterns and area context?

- The request aligns with the established development pattern and operational history of this section of Doreen Street, which features established service and contractor uses.

What development characteristics of the proposal should be considered?

- All cutting and fabrication operations will take place inside the building, preventing the neighborhood from being affected by outdoor dust and equipment noise.
- The site features an existing six-foot (6 ft.) solid wood fence in good condition that provides sufficient visual screening given the low-intensity nature of the use.
- The fenced yard consists of an established crushed concrete and gravel surface, which has sustained vehicle parking for more than twenty years.

CONSIDERATIONS FOR APPROVAL:

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

1. Operations shall adhere to Exhibit B – Site Plan and Exhibit C – Operational Plan.
2. All cutting and fabrication of granite or stone shall occur inside the building. No outdoor cutting or fabrication of materials shall be permitted at any time.
3. Outside storage shall be confined to the designated fenced yard area and limited to granite slabs and associated installation materials. Storage of salvage material, scrap, debris, or unrelated contractor equipment outdoors is prohibited.
4. Overnight parking of fleet vehicles shall be limited to a maximum of 12 pickup trucks and must occur within the designated parking area within the fenced yard.
5. On-site maintenance, repair, and servicing of fleet vehicles or equipment shall be prohibited.
6. The existing gravel and crushed concrete yard surface shall be maintained in a stable condition. If operations expand beyond the approved scope, including an increase in the number of fleet vehicles or the introduction of heavier commercial trucks or machinery, the applicant shall be required to pave the parking surfaces with concrete or obtain approval under the Alternative Paving process in Article 10 of the Unified Development Code (UDC).

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Boundary Description
2. Exhibit B – Site Plan
3. Exhibit C – Operational Plan

CASE LOCATION MAP
SUP-26-
2469 DOR

Item3.

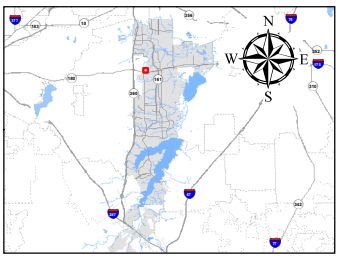


Location

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 0.07 Miles

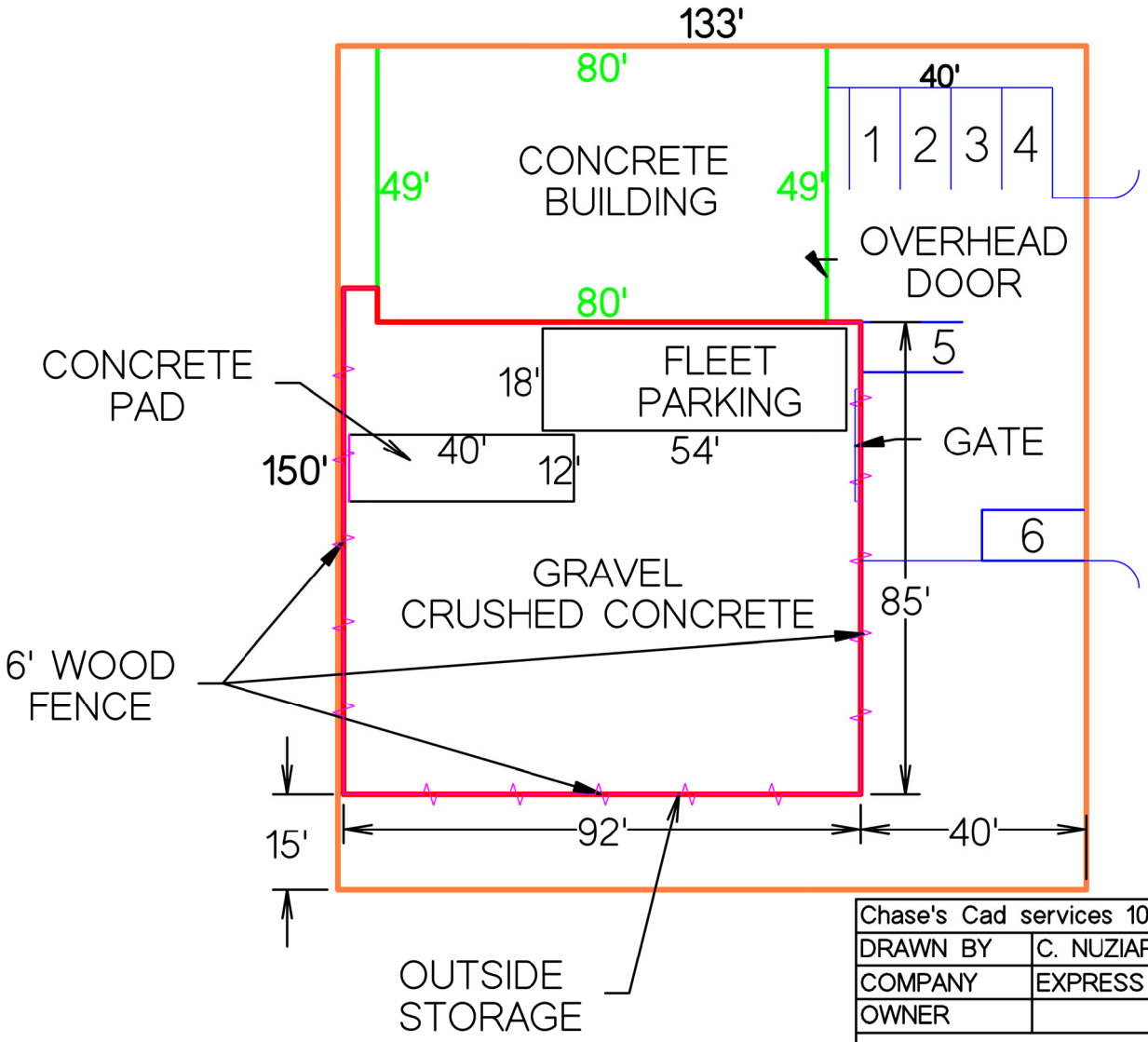
GRand PRairie TEXAS

PLANNING

Date: 9/24/2026

Legal Description

Being all of Lots 16,17, and 18, Block 3, Dalworth Hills Subdivison, City of Grand Prairie, Dallas County, Texas.



PROPOSED AREA

PARKING SPACES

6 TOTAL PARKING - 4 REQUIRED

ALL PARKING MEETS CITY STANDARD
9' X 18'

Chase's Cad services 1032 Rock Springs Dr. Burleson Tx, 76028			
DRAWN BY	C. NUZIARD	08/15/26	2469 DOREEN ST SITE PLAN
COMPANY	EXPRESS GRANITE		
OWNER			
	CASE NUMBER	SUP-26-09-0023	REV -
	SCALE1" = 30'		SHT 1 OF 1

Operation Plan

Express Granite

2469 Doreen St

Grand Prairie Tx, 75051

Employees: 6

Hours: 09:00 am – 6:00pm M-S

Description: Day-to-day operations included

- office and bookkeeping.
- Visiting Jobsites
- Storage and selling of granite
- Cutting of granite inside the building
- No cutting outside
- Install granite at jobsites
- 6 Fleet trucks.

Outside storage of granite and fleet vehicles.

Fleet vehicles will be stored inside fenced area.

No license is required

Previous use was Stripping contracting company