CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, November 10, 2026 5:30 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 Chambers

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

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

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the October 27, 2026, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-09-0026 - Site Plan - McDonald's Grand Prairie (City Council District 2). Site Plan for a restaurant with a drive-through on 1.546 acres. A portion of Lots 2 & 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 1545 & 1555 Mayfield 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. 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

4. 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, 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

5. SUP-26-10-0028 - Specific Use Permit - SunCoast Communications (City Council District 1). Specific Use Permit for Salvage (Indoor) authorizing the operation of an electronic recycling facility. Lot 5R, Block 1R, Bell Helicopter-Textron Industrial Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 1825 Westpark Dr

6. SUP-26-09-0024 - Specific Use Permit - Golf Cart Storage (City Council District 1). Specific Use Permit for Outside Storage on 2.9435 acres. Lot 3, Block A, Matt M. LaVail Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial District, within the SH-161 Corridor Overlay District, and addressed as 3025 Hardrock Rd

7. SUP-26-07-0016 - Specific Use Permit/Site Plan - Dutch Bros at 2380 W Camp Wisdom (City Council District 6). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.3 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County,

Texas, zoned Planned Development-283 District, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd

8. ZON-26-09-0021 - Zoning Change - 305, 309, 311 SW 16TH Street (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Six (SF-6) District on 0.30 acres. Lots 3, 4, 5, 6, Block 105 (DCAD Parcel I.D. 280525010500300000), Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, within the SH-161 Corridor District, and addressed as 305, 309, and 311 SW 16th Street

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 November 4, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning Assistant Director

TITLE: Approval of Minutes of the October 27, 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 27, 2026 6:00 PM City Hall – Council Chambers

BRIEFING SESSION

Chairperson Fedorko called the Briefing meeting to order at 6:01 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez
Commissioner Cheryl Smith
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Micah Lockhart
Commissioner Marketta Nimo *(entered meeting at 6:03 p.m.)*

ABSENT
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

Chairperson Fedorko recessed the Briefing Session at 6:19 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 6:30 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez

Commissioner Cheryl Smith
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

Commissioner Chapman led the Invocation.

Commissioner Smith 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 October 13, 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-26-08-0022 - 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

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated 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). The applicant is not requesting any variances.

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

   1. *A noise study must be approved by the Public Health and Environmental Quality (PHEQ) before the issuance of a Building Permit.*
   2. *A drainage study or detention shall be provided to confirm there are no adverse impacts on other properties, the receiving creek, and existing drainage infrastructure. Any increase in runoff into the existing storm drain system shall be approved by the Public Infrastructure Department and TxDOT during the Civil Engineering Plan review.*

3. *Open spaces shall include activation features in accordance with the requirements of Appendix X of the Unified Development Code (UDC).*

Chairperson Fedorko inquired whether there are any plans to extend Oakdale Road. Ms. Sin stated that she was not aware of any proposed plans at the time. Brad Cooper, 3819 Maple Dr Dallas TX., stepped forward representing the case and was available for questions. Commissioner Gonzalez asked whether other alternatives had been considered to offset tree mitigation. Mr. Cooper explained that the entire site is located within either the floodplain or the floodway, making it challenging to identify a suitable building location. He stated that the proposed location is the only viable option and that, although some trees would be impacted, every effort would be made to preserve as many trees as possible. Commissioner Smith stated concern with the number of warehouses in the city.

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

PUBLIC HEARING

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

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated 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.

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.*

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).*

Chase Nuziard, 1032 Rock Spring Dr, Burleson TX., stepped forward representing the case. He clarified the property has an 8 ft. wood fence. Chairperson Fedorko asked how the granite would get delivered to the site. Mr. Nuziard stated that it would be transported by pickup truck using an A- frame and no commercial trucks would be involved. Commissioner Chapman inquired about the ventilation and safety concerns related to dust particles within the enclosed facility. Mr. Nuziard explained that tile saws used to cut the granite incorporate water to control and eliminate dust. Commissioner Smith expressed concern about potential noise impacts on nearby neighbors, particularly in light of the request for a variance from the masonry wall requirement. Ron Cornelius – Owner at 1608 N State Hwy 161 Grand Prairie TX., stepped forward representing the case. He stated he has a relationship with the neighboring property owner, who is aware of the business and has not expressed any complaints.

Motion made by Chairperson Fedorko, Seconded by Commissioner Gonzalez, to close the public hearing and approve item three per staff recommendations with the addition for the existing fence to be maintained by the applicant. The motion carried 4-3 with Commissioner Nimo, Chapman, and Smith voting against.

ADJOURNMENT

Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 7:18 p.m.

_____

John Fedorko, Chairperson

ATTEST:

_____

Tai Chapman, Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Hina Siddiqui, Planner

TITLE: STP-26-09-0026 - Site Plan - McDonald's Grand Prairie (City Council District 2). Site Plan for a restaurant with a drive-through on 1.546 acres. A portion of Lots 2 & 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 1545 & 1555 Mayfield Rd

APPLICANT: Krista Rostosky, McDonald's Corporation

REQUESTED ACTION: Consider the request for a Site Plan for a Restaurant with Drive-Through

SUMMARY:

Site Plan for a restaurant with a drive-through on 1.546 acres. A portion of Lots 2 & 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 1545 & 1555 Mayfield Rd.

PURPOSE OF REQUEST:

The purpose of this request is to obtain Site Plan approval for a drive-through restaurant on 1.546 acres for McDonald’s Corporation.

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).

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-364	Retail/Restaurant (Epic West)
South	PD-143	Gas Well
West	PD-143	Undeveloped (Parry’s Pizza Site Plan Approved)
East	PD-143	Rosa’s Café

HISTORY:

- January 17, 1984: City Council approved a zoning change from Single-Family (SF-2) Zoning District to a Planned Development District (PD-143) for General Retail Uses (Ordinance No. 3562, Case No. Z831SW33).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant proposes the development of a 4,641-square-foot McDonald's restaurant with a drive-through on a 1.546-acre site. The building includes a 1,087-square-foot indoor dining area, with no outdoor seating proposed. The restaurant will operate 24 hours a day, with approximately 20 employees during the peak shift.

The site layout provides 45 total parking spaces and features a dual-order drive-through system merging into a single lane served by pay and pick-up windows.

Per Article 4 of the Unified Development Code (UDC), a drive-through lane for a Drive-Through Restaurant Establishment must provide a minimum of six (6) stacking spaces for the queuing of automobiles prior to the ordering area or structure. The proposed site plan complies with this standard by providing six (6) or more stacking spaces for the queuing of vehicles prior to the pickup window.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-143 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	67,327	Yes
Min. Lot Width (Ft.)	50	195	Yes
Min. Lot Depth (Ft.)	100	317	Yes
Front Setback (Ft.)	25	89	Yes
Side Setback (Ft.)	15	78	Yes
Max. Height (Ft.)	25	23	Yes
Max. Floor Area Ratio (FAR)	0.5:1	0.069:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the Unified Development Code (UDC). Appendix F states that the parking calculations in Article 10 shall serve as parking maximums. The number of parking spaces shall not exceed the parking maximum without approval by the City Council and a compensatory measure from Appendix F. The applicant is providing permeable material parking spaces as a compensatory measure.

Table 3. Parking Summary

Standard	Allowed (Maximum)	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.)	10	45	Variance
50% of parking spaces above the maximum shall be of permeable materials	18	18	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the Unified Development Code (UDC). Table 4 below summarizes the landscape requirements. The proposal meets the landscape and screening requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 10%	6,242	24,019	Yes
Front Yard (75%)	4,682	7,740	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	22	22	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	13	13	*Yes
Parking: Landscape Island with Trees (1 per 5 spaces)	9	9	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	125	133	Yes
Flowering and Colorful Plants (15%)	94	94	Yes

**Six (6) trees planted by master developer shall count toward the minimum street tree requirements.*

Building Design

Appendix F of the Unified Development Code (UDC) generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. The proposed elevations incorporate smooth-face masonry stone veneer, contrasting earth-toned fiber cement panels, gridded storefront glazing, and metal canopies with decorative infills and lighting. The design breaks up wall planes through different parapet heights, an articulated public entrance, material transitions, and gold accents that provide visual depth and interest.

Appendix F contains two window requirements. The first is that facades shall consist of windows in an area equal to 50% of the overall vertical surface of all facades or equal to 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. Appendix F requires that canopies/awnings account for 25% of the length of all four facades. The proposal meets these requirements as shown in the table below.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Meets
North Facade	30%	33.8%	Yes
Total Length	50%	57%	Yes
Total Canopy	25%	58%	Yes

Appendix F Checklist

Appendix F of the Unified Development Code (UDC) requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 12 Menu Items, which meets the required number of items.

Table 6. Appendix F Menu Items	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Enhanced Windows
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (0.5)
Healthy, Smart & Sustainable Community	Ride-Sharing Drop-Off (0.5)
Alternative Compliance	Bike Parking*

VARIANCES:

The applicant is requesting the following variance:

1. Number of Parking Spaces – Variance to the maximum allowed parking spaces of 10 to allow a total of 45 parking spaces.

CONSIDERATIONS FOR APPROVAL:

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

1. A Traffic Impact Analysis (TIA) shall be reviewed and approved by the Department of Transportation and Mobility Services prior to the approval of civil engineering plans (CEP). All required traffic mitigation improvements identified in the approved TIA shall be addressed prior to the issuance of a building permit.

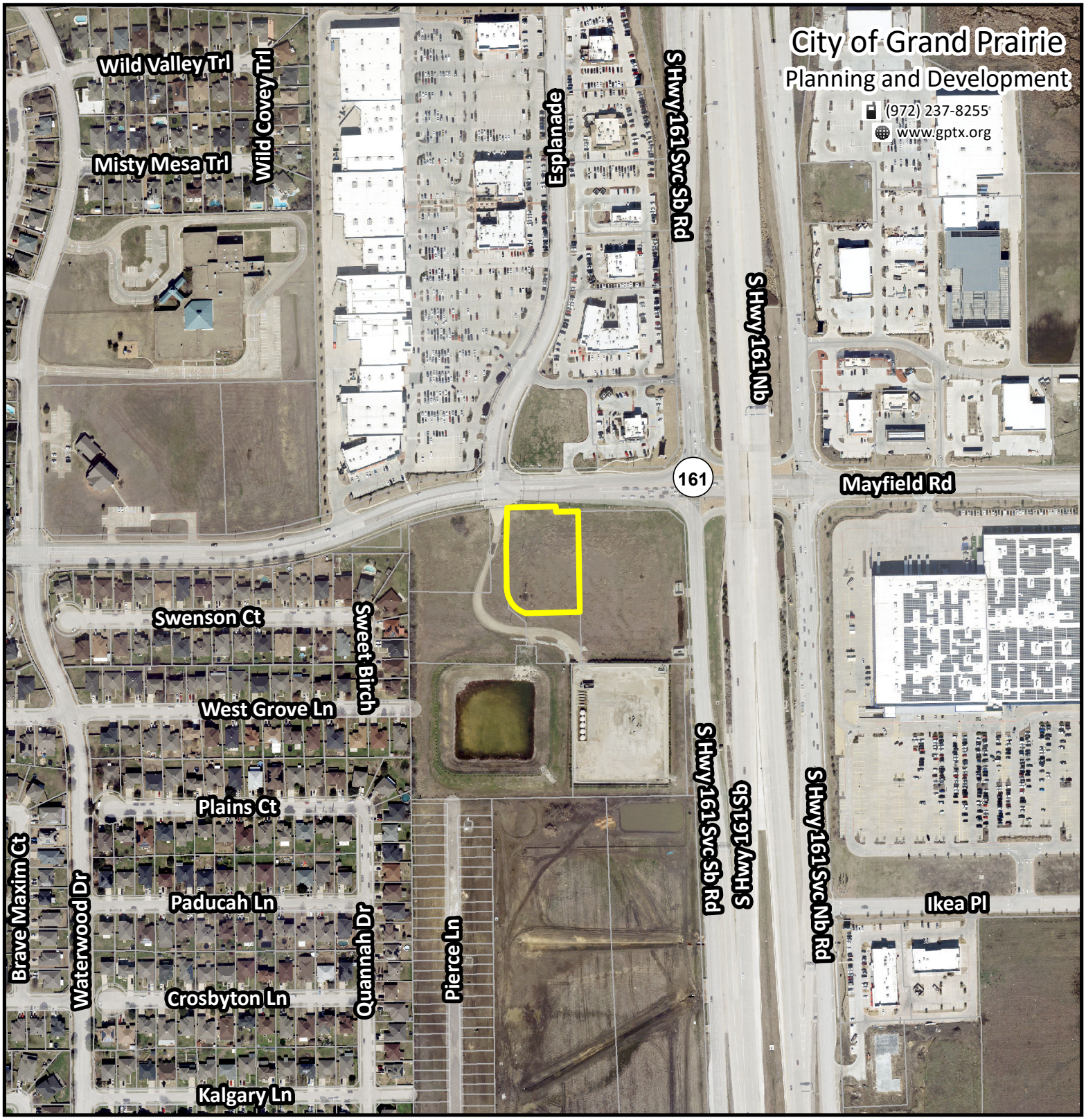
ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Location Map
2. Exhibit B – Site Plan
3. Exhibit C – Landscape Plan
4. Exhibit D – Building Elevations
5. Exhibit E – Appendix F Checklist

Exhibit A- Location Map
Page 1 of 1

CASE LOCATION MAP
STP-26-
1545 MAYFI

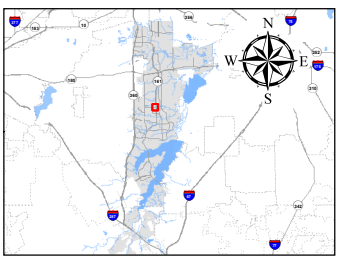
Item2.



Location

Street Center Line

Parcels



0 0.1 Miles

GRand PRaiRie TEXAS

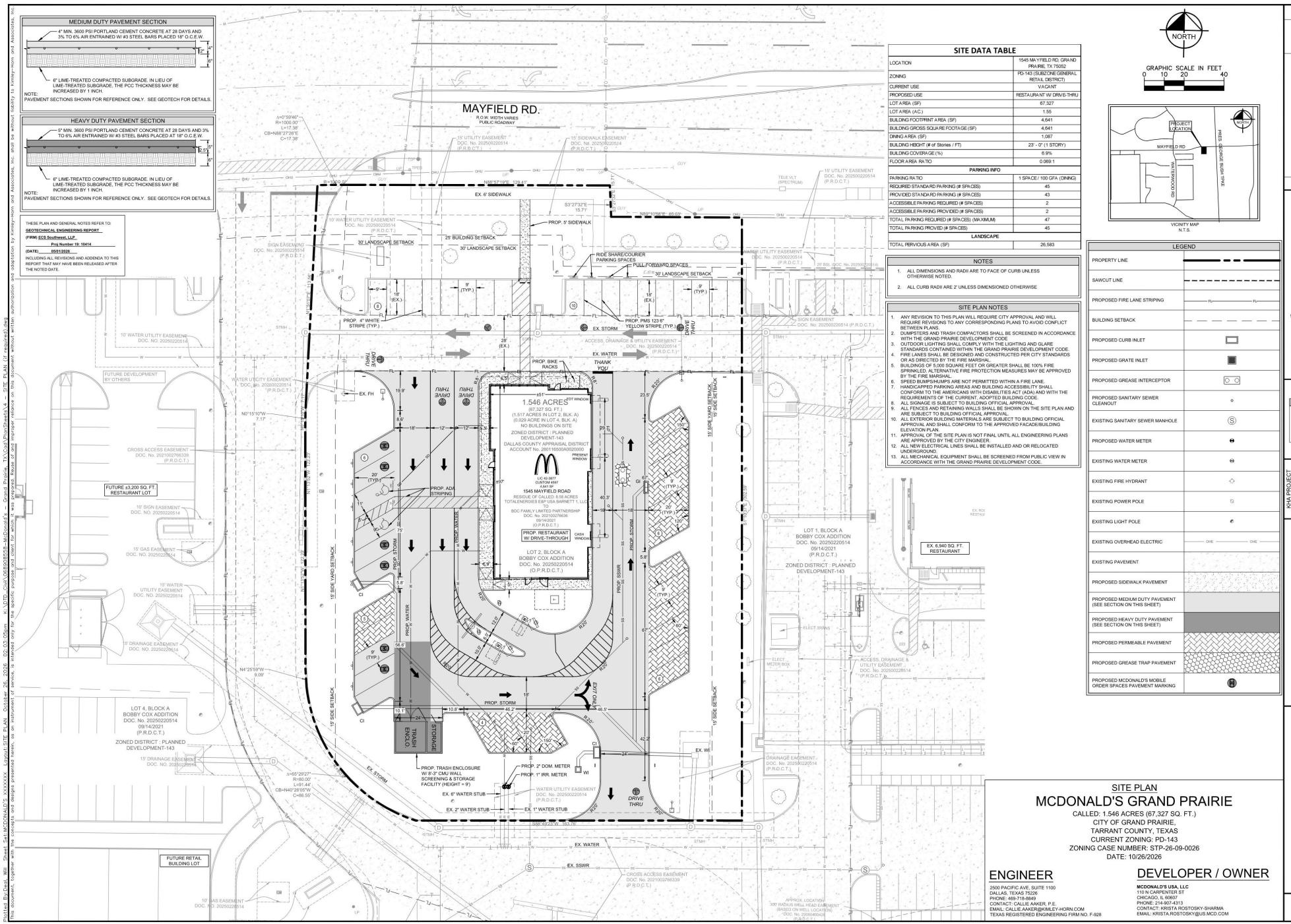
PLANNING

Date: 10/8/2026

13

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.

Item2.



SITE DATA TABLE	
LOCATION	1545 MAYFIELD RD, GRAND PRAIRIE, TX 75052
ZONING	PD-143 (SUBZONE GENERAL RETAIL DISTRICT)
CURRENT USE	VACANT
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA (SF)	67,327
LOT AREA (AC.)	1.55
BUILDING FOOTPRINT AREA (SF)	4,641
BUILDING GROSS SQUARE FOOTAGE (SF)	4,641
DINING AREA (SF)	1,087
BUILDING HEIGHT (# of Stories / FT)	23' - 0" (1 STORY)
BUILDING COVERAGE (%)	6.9%
FLOOR AREA RATIO	0.069:1
PARKING INFO	
PARKING RATIO	1 SPACE / 100 GFA (DINING)
REQUIRED STANDARD PARKING (# SPACES)	45
PROVIDED STANDARD PARKING (# SPACES)	43
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2
TOTAL PARKING REQUIRED (# SPACES) (MAXIMUM)	47
TOTAL PARKING PROVIDED (# SPACES)	45
LANDSCAPE	
TOTAL PERVIOUS AREA (SF)	26,583

NOTES

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE GRAND PRAIRIE DEVELOPMENT CODE.
4. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
6. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
7. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
8. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
10. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
11. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
12. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND OR RELOCATED UNDERGROUND.
13. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.

LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED FIRE LANE STRIPING	FL FL
BUILDING SETBACK	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
PROPOSED GREASE INTERCEPTOR	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER MANHOLE	S
PROPOSED WATER METER	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING POWER POLE	
EXISTING LIGHT POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING PAVEMENT	
PROPOSED SIDEWALK PAVEMENT	
PROPOSED MEDIUM DUTY PAVEMENT (SEE SECTION ON THIS SHEET)	
PROPOSED HEAVY DUTY PAVEMENT (SEE SECTION ON THIS SHEET)	
PROPOSED PERMEABLE PAVEMENT	
PROPOSED GREASE TRAP PAVEMENT	
PROPOSED MCDONALD'S MOBILE ORDER SPACES PAVEMENT MARKING	

SITE PLAN
MCDONALD'S GRAND PRAIRIE
CALLED: 1.546 ACRES (67,327 SQ. FT.)
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CURRENT ZONING: PD-143
ZONING CASE NUMBER: STP-26-09-0026
DATE: 10/26/2026

ENGINEER
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: CALLIE AAKER, P.E.
EMAIL: CALLIE.AAKER@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

DEVELOPER / OWNER
MCDONALD'S USA, LLC
110 N CARPENTER ST
CHICAGO, IL 60607
PHONE: 214-907-4313
CONTACT: KRISTA ROSTOSKY-SHARMA
EMAIL: KRISTA.ROSTOSKY@US.MCD.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CALLIE AAKER, P.E.
P.E. No. 131268 Date: 10/26/2026

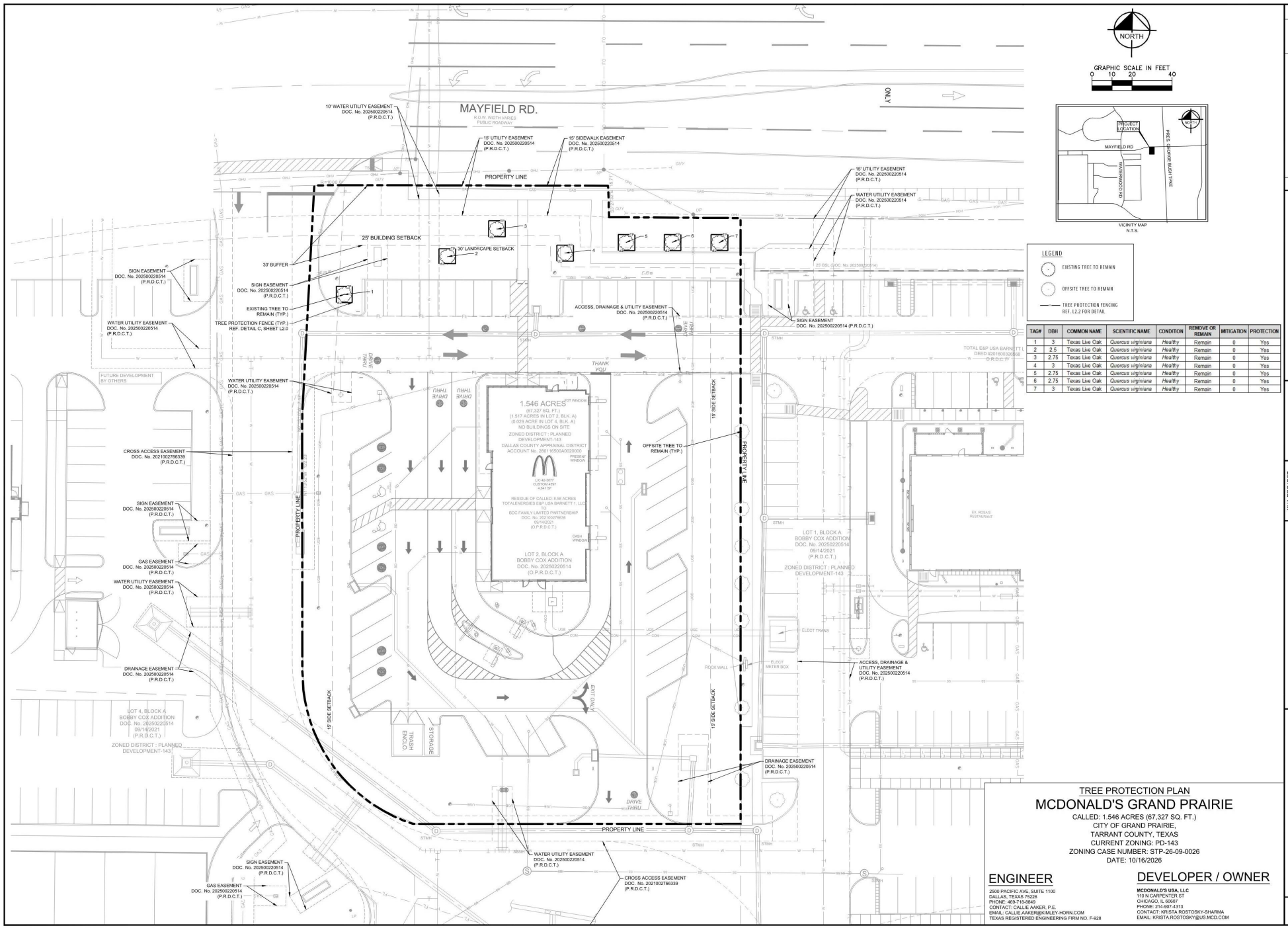
KHA PROJECT	068908558
DATE	OCTOBER 2026
SCALE	AS SHOWN
DESIGNED BY	WHD
DRAWN BY	CTY
CHECKED BY	CAK

SITE PLAN

MCDONALD'S GRAND PRAIRIE
42-3877
PREPARED FOR
MCDONALD'S USA LLC
GRAND PRAIRIE TX

Plotted By: Paul, Will Sheet Set: MCDONALD'S XXXXXXX Layout: SITE PLAN October 28, 2026 02:03:05pm K:\DFD_civil\058908558-McDonald's - Grand Prairie, TX\Cad\PlanSheets\A4 - SITE PLAN (if required).dwg
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Item2.



TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	REMOVE OR REMAIN	MITIGATION	PROTECTION
1	3	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
2	2.5	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
3	2.75	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
4	3	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
5	2.75	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
6	2.75	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes
7	3	Texas Live Oak	*Quercus virginiana*	Healthy	Remain	0	Yes

TREE PROTECTION PLAN

MCDONALD'S GRAND PRAIRIE

CALLED: 1.546 ACRES (67,327 SQ. FT.)
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CURRENT ZONING: PD-143
ZONING CASE NUMBER: STP-26-09-0026
DATE: 10/16/2026

ENGINEER
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: CALLIE AAKER, P.E.
EMAIL: CALLIE.AAKER@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

DEVELOPER / OWNER
MCDONALD'S USA, LLC
110 N CARPENTER ST
CHICAGO, IL 60607
PHONE: 214-907-4313
CONTACT: KRISTA ROSTOSKY-SHARMA
EMAIL: KRISTA.ROSTOSKY@US.MCD.COM

No.	REVISIONS	DATE	BY

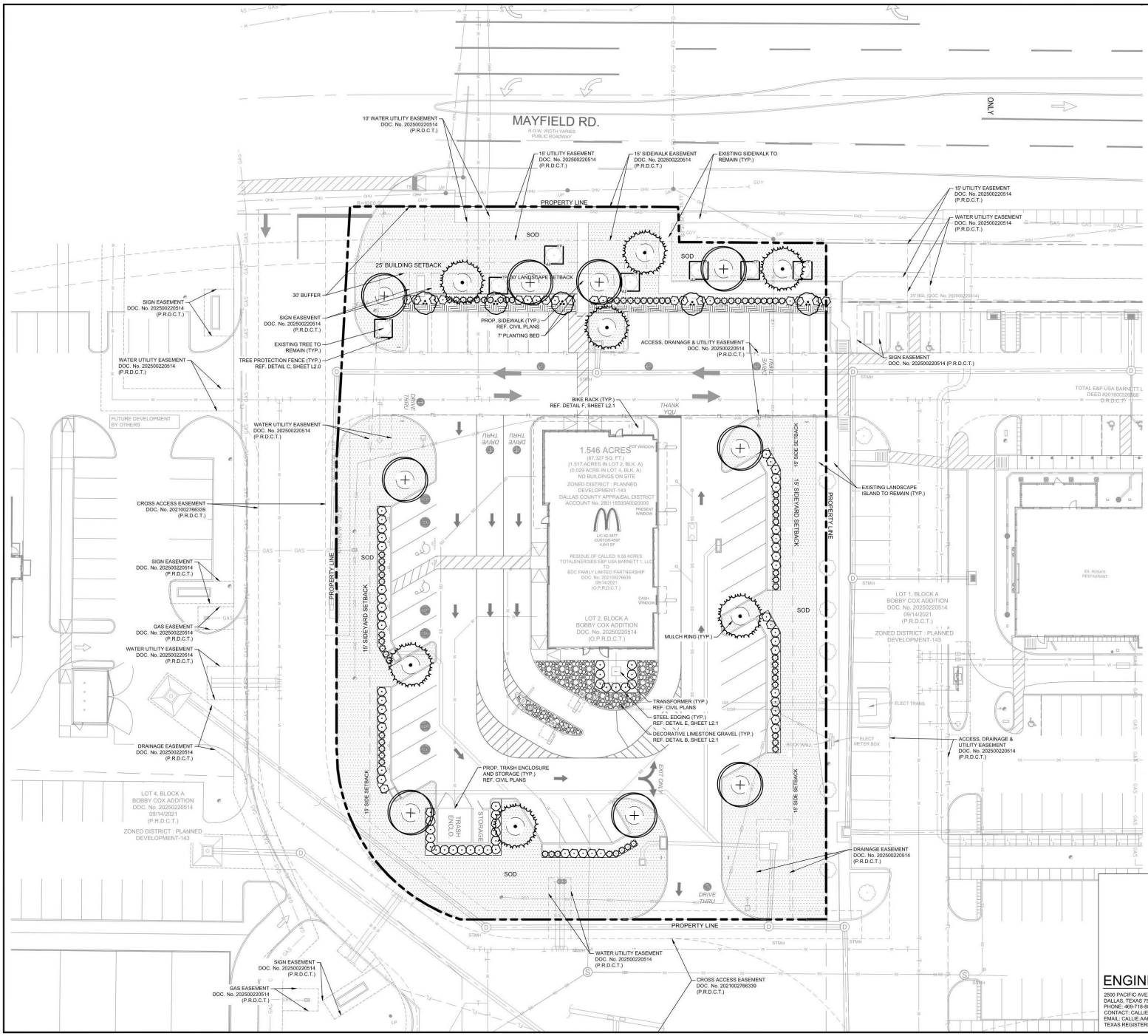
Kimley»Horn
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DALLAS, TEXAS 75226
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM FIRM NO. F-928

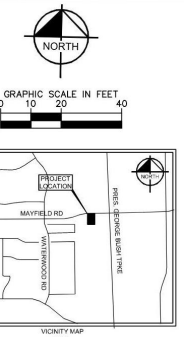
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R.L.A. KYLE W. SCHELLHORN
LA No. 3545 DATE 10/26/2026

KHA PROJECT	000000000
DATE	DATE
SCALE	AS SHOWN
DESIGNED BY	CJG
DRAWN BY	CJG
CHECKED BY	KWS

TREE PROTECTION PLAN

PROJECT NAME
42-3877
PREPARED FOR
MCDONALD'S USA LLC
DALLAS TEXAS





REFERENCE SHEET L2.1 FOR FULL PLANTING SCHEDULE.
CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ULMUS CRASSIFOLIA / CEDAR ELM
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ORNAMENTAL TREE	
	LAGERSTROEMIA X `NATCHEZ` / CRAPE MYRTLE NATCHEZ
SHRUBS	
	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
GROUND COVERS	
	CYNODON DACTYLON / BERMUDA GRASS
	DECORATIVE LIMESTONE GRAVEL / DECORATIVE LIMESTONE GRAVEL
	LIRIOPE MUSCARI / LILYTURF
MISC	BOTANICAL/COMMON
	STEEL EDGING
	SHREDDED HARDWOOD MULCH

LANDSCAPE PLAN
MCDONALD'S GRAND PRAIRIE
CALLED: 1.546 ACRES (67,327 SQ. FT.)
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CURRENT ZONING: PD-143
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No.	REVISIONS	DATE	BY

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PHONE: 469-718-8849
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KYLE W. SCHELLHORN
LIC. NO. 3245 DATE 10/26/2026

KHA PROJECT 000000000
DATE
DATE
SCALE AS SHOWN
DESIGNED BY CJG
DRAWN BY CJG
CHECKED BY KWS

LANDSCAPE PLAN

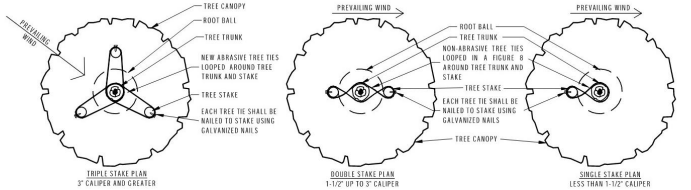
PROJECT NAME
42-3877
PREPARED FOR
MCDONALD'S USA LLC
DALLAS TEXAS

Item2.

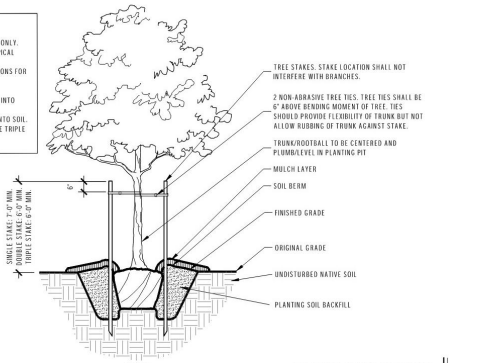
City of Grand Prairie, TX - Landscape Data Table		
TOTAL: 1.43 AC (62,424 sf) - ZONED PD-143		
	REQUIRED	PROVIDED
Landscape and Screening Requirements		
Landscape Area (Sq. Ft.) 10%	6,242 SF	24,019 SF
Front Yard (75%)	4,682 SF	7,740 SF
Street & Buffer Trees (1/500 Sq. Ft.)	13	13
Parking: Landscape Island with Trees (1 per 5 spaces)	9	9
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	125	133
Flowering and Colorful Plants (15%)	94	94
City of Grand Prairie - PD-143 / Article 8 / Appendix F		
Sec. 3 - Applicability		
8.3.1.2 Non-Residential Landscaping		
A. A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and the front property line. For lots with multiple street frontages, a minimum of 75% of all required landscape areas shall be located in the yards abutting the street with the greatest pavement width, unless the Development Review Committee approves a modification to this requirement. 6,242 SF x 75% = 4,682 SF	4,682 SF	7,740 SF
Appendix F - SH-161		
Section 4 - Document Structure		
Sec. 4.C - Menu Items		
Developments shall include a minimum of 12 Menu Items	12 Items	12 Items
Developers shall select at least two Usable Open Space Menu Items	N/A	N/A
Developers shall select at least two Site Design and Building Orientation Menu Items	2 Items	1 Items
Developers shall select at least six Building Design Menu Items	8 Items	8 Items
Developers shall select at least two Healthy, Smart, and Sustainable Community Menu Items (Tier 1 menu items shall count as 1 menu item. Tier 2 menu items shall count as 0.5 menu items.)	2 Items	2 Items
Alternative Compliance	N/A	1 Items
Section 6 - Site Design & Building Orientation		
Sec. 6.C. - Base Standards		
Surface parking areas adjacent to a street may not extend a distance of 60 feet or 25% of the lot width without providing enhanced screening using one of the follow: a. A double row of street trees offset every 25 feet with a planting screen (hedge) at least three feet tall b. A 7-foot-wide planting bed that uses groundcover, shrubs, ornamental grasses, and ornamental trees to create a continuous and solid screen at least three feet tall. c. A wall, at least three feet tall that uses masonry materials similar to those used on the primary building, with ornamental trees planted every 25 feet and offset from street trees.	b. 7' wide planting bed	b. 7' wide planting bed
Sec. 6.D. Menu Items (Select at least Two)		
3. Add Parking Lot Trees – Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.	Yes	Yes
Section 7 - Building Design		
Sec. 8.C. - Menu Items (Select at least Six)	Yes	Reference Arch. Plans
Section 8 - Healthy, Smart, and Sustainable Community		
Sec. 8.C. - Menu Items (Select at least Two)		
Native and Drought Tolerant Species - Use native and drought tolerant species for at least 70% of planting materials.	Yes	Yes
Wi-Fi (.5) - Provide Free Wifi in common areas.	Yes	Yes
Ride-Sharing Drop Off (.5) Provide designated spaces for ride-sharing pick-ups and drop-offs	Yes	Yes
Alternative Compliance		
Bike Racks	N/A	Yes

PLANTING NOTES:

1. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
2. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
3. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
4. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
6. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
7. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
8. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
9. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
10. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
11. LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
13. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
14. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
15. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
16. FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

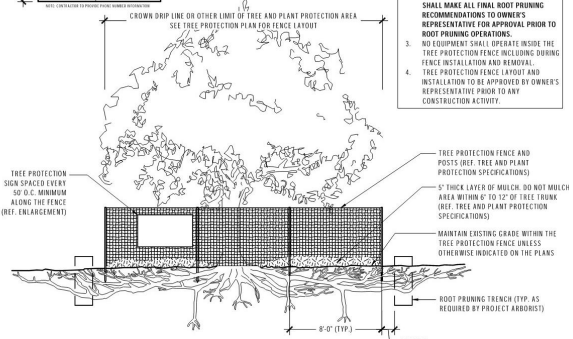


NOTES:
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REFERENCE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
4. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
5. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



TYPICAL TREE STAKING — B
Scale: NTS

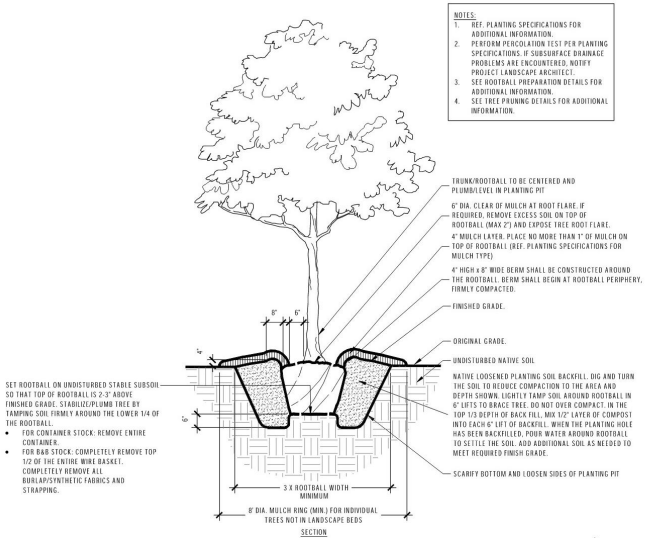




NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TREE PROTECTION FENCING — C
Scale: NTS

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.
3. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
4. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING — A
Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
R.L.A. KYLE W. SCHELLHORN
Lic. No. 3845 DATE 10/29/2026

KHA PROJECT	000000000
DATE	DATE
SCALE	AS SHOWN
DESIGNED BY	CJG
DRAWN BY	CJG
CHECKED BY	KWS

LANDSCAPE DATA
TABLE & DETAILS

PROJECT NAME
42-3877
PREPARED FOR
MCDONALD'S USA LLC
DALLAS TEXAS

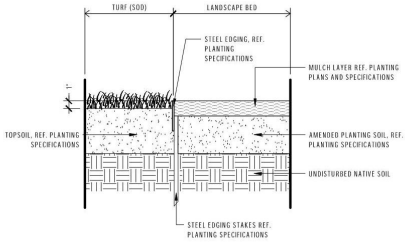
Item2.

PLANT SCHEDULE

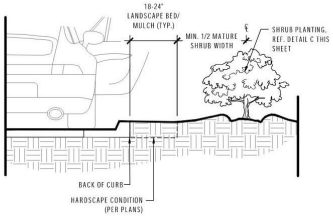
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UC	7	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL.	14'-16' HT.	FULL, STRAIGHT, SINGLE LEADER
	QV	9	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B & B	3" CAL.	14'-16' HT.	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE							
	LN	5	LAGERSTROEMIA X `NATCHEZ` / CRAPE MYRTLE NATCHEZ	B & B	3-1.5" CANES	14' HT	FULL, MULTI-TRUNK

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUBS							
	IB	27	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	7 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	BM	63	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	5 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	ML	70	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL.	36" HT.	24" O.C.	FULL AND MATCHING
GROUND COVERS							
	SOD	19,921 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DLG	669 SF	DECORATIVE LIMESTONE GRAVEL / DECORATIVE LIMESTONE GRAVEL	ROCK	N/A	N/A	1/2" LIMESTONE GRAVEL OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PHOTO SAMPLE FOR APPROVAL.
	LM	570 SF	LIRIOPE MUSCARI / LILYTURF	CONT.	N/A	N/A	FULL & MATCHING

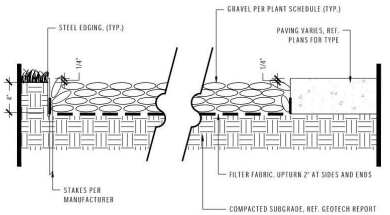
MISC	CODE	QTY	BOTANICAL/COMMON	SPECIFICATIONS
	SE	256 LF	STEEL EDGING	COLOR: BLACK SIZE: 3/16" X 6" INSTALL: INSTALL ALONG ALL LANDSCAPE BEDS ADJACENT TO SOD AND AS SHOWN PER PLANS. APPROVAL: CUT SHEET
	MULCH	TBD	SHREDDED HARDWOOD MULCH	COLOR: NATURAL INSTALL: PER PLANTING DETAILS AT A MIN. 3" DEPTH.



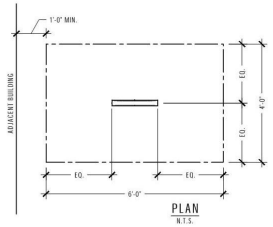
STEEL EDGING — Scale: 1 1/2" = 1'-0" — E



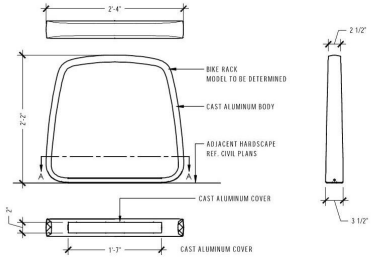
SHRUB PLANTING AT CURB — Scale: NTS — D



DECORATIVE LIMESTONE GRAVEL — Scale: NTS — B

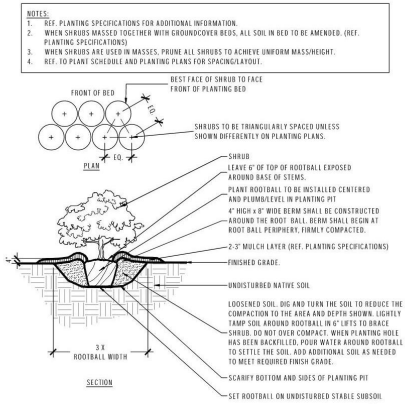


PLAN
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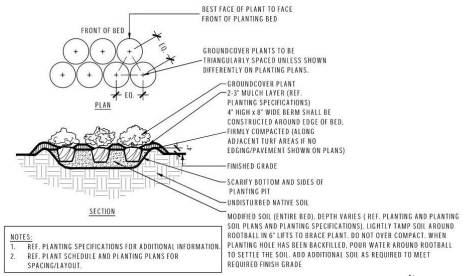


BIKE RACK — Scale: 1" = 1'-0" — F

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING — Scale: NTS — C



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — Scale: NTS — A

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LANDSCAPE DETAILS

PROJECT NAME
42-3877
PREPARED FOR
MCDONALD'S USA LLC
DALLAS TEXAS

Item2.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES:

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETCETERA. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA + ONE (1) GAL. SAMPLE (MIN.)
TOPSOIL MIX	AMENDMENT MIX/PRODUCT DATA/TEST RESULTS + ONE (1) GAL. SAMPLE (MIN.)
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA + APPLICATION SCHEDULE
INOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOGRAPHS OF PLANT MATERIAL. INCLUDE PRODUCT DATA FOR ALL PLANT SPECIES IN SUBMITTAL.

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA AND DETAILS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

   i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

   ii. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

   iii. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS, OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (6" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MINIMUM). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5 WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN.) CONTAINER.
3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 2" DEPTH (MIN) PREPARED TOPSOIL TILLED INTO EXISTING SOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY MISSOURI ORGANIC OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS, AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 7.0 AND 8.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETCETERA. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.
2. CONTRACTOR TO SUBMIT ONE (1) GALLON MINIMUM SAMPLE OF MULCH PRODUCT TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B & B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUBBASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT—AFTER SETTLEMENT—THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETCETERA, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12"; REMOVE AND DISPOSE OF ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE STAKING, PER THE TREE PLANTING DETAIL(S), SHALL CONSIST OF ARBORSTAKES™ INSTALLED 4" MIN. FROM EDGE OF ROOTBALL (UNLESS OTHERWISE STATED IN THE PLANS) AND SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE STAKING AND FORGO TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING/GUYING AND BRACING AT NO ADDITIONAL COST TO THE OWNER.
15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER AS ALLOWED BY JURISDICTIONAL AUTHORITY.

P. LAWN SODDING/SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.
4. SODDING:
   i. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   ii. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASES OF ANY KIND.
   iii. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED—REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
   iv. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
   v. CONTRACTOR TO SUBMIT SOD SPECIES AND PRODUCT INFORMATION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
   vi. WATER SODDED AREAS DAILY AND UP TO TWICE A DAY DURING HOT, DRY WEATHER.
   vii. DO NOT LAY SOD WHEN DAILY HIGH TEMPERATURE IS FORECASTED TO BE ABOVE 80 DEGREES F. WATER SOD FOR FOUR (4) WEEKS OR UP UNTIL ROOTS ARE FIRMLY ESTABLISHED IN THE SOIL. DO NOT ALLOW SOIL MOISTURE TO DROP BELOW 15% ON ANY GIVEN DAY DURING THE ROOT ESTABLISHMENT PERIOD.
   viii. IF, AFTER INSPECTION BY THE OWNER, SOD IS DEAD OR STRESSED, REMOVE AND REPLACE AT NO COST TO THE OWNER. ALL ESTABLISHMENT PROCEDURES AS LISTED ABOVE APPLY TO SECOND PLACEMENT SOD.
5. SEEDING:
   i. IF TURF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A NATIVE COLD SEASON VARIETY SEED MIX. IF A NATIVE COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH. NEITHER WINTER WHEAT NOR WINTER RYE SHALL BE USED. CONTRACTOR TO SUBMIT ALL NURSE/COVER CROP SPECIES DATA TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
   ii. CONTRACTOR TO SUBMIT SEED SPECIES AND PRODUCT INFORMATION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
   iii. CHECK SOIL MOISTURE WEEKLY WITH A MOISTURE PROBE FOR 6 WEEKS AFTER SEEDINGG. SHOULD THE SOIL MOISTURE LEVEL FALL BELOW 15%, WATER ALL SEEDED AREAS, BUT DO NOT EXCEED 45% MOISTURE AT ANY GIVEN TIME.
6. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
7. LAWN MAINTENANCE:
   i. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL-ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   ii. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
   iii. CONTRACTOR SHALL RE-ESTABLISH 95% (MIN.) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
2. PRIOR TO SUBSTATIAL COMPLETION, CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE BOOKLET CONTAINING INFORMATION PROVIDED BY THE LANDSCAPE SUPPLIER(S) FOR THE LONG-TERM CARE OF ALL TREES, SHRUBS, GROUNDCOVERS, AND SOD INSTALLED ON-SITE. COPIES OF THE MAINTENANCE BOOKLET SHALL BE INCLUDED BY THE CONTRACTOR IN THE RECORD DRAWINGS PACKAGE AND SUBMITTED TO THE LANDSCAPE ARCHITECT.

S. PLANT MATERIAL SOURCING

TO ENSURE MAXIMAL RATE OF SURVIVAL, PLANT MATERIAL—PARTICULARLY FROM SPECIES WHICH HAVE WIDE RANGES AND DIVERSE ECOTYPES—SHOULD BE SOURCED FROM GROWING CONDITIONS WITH CLIMATIC SIMILARITY TO THE PROJECT AREA. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT IF PLANT MATERIAL ORIGINATES GREATER THAN 100 MILES FROM THE PROJECT AREA.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING" AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. KYLE W. SCHELLHORN
L.A. No. 3545 DATE 10/26/2026

KHA PROJECT 000000000
DATE
DATE
SCALE AS SHOWN
DESIGNED BY CJG
DRAWN BY CJG
CHECKED BY KWS

LANDSCAPE SPECIFICATIONS

PROJECT NAME
42-3877
PREPARED FOR
MCDONALD'S USA LLC
DALLAS TEXAS

ER
L2.2

BUILDING MATERIAL CALCULATIONS BUILDING										
	West Elevation (Non-DT)		East Elevation (DT)		North Elevation (Front)		South Elevation (Rear)		Totals	
Total Building Surface Area (SF)	1,706		1,845		706		939		5,196	
Masonry Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Total Building Masonry Area (Excluding Glazing/Openings)	1,706	100%	1,845	100%	706	100%	939	100%	5,196	100%
Materials										
Masonry Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Fiber Cement Panel_Tan	242	11.26%	355	17.36%	74	6.94%	176	17.20%	847	13.48%
Fiber Cement Panel_Gray	854	39.74%	571	27.92%	267	25.05%	490	47.90%	2,182	34.73%
Fiber Cement Panel_Gold (accent color)	86	4.00%	122	5.97%	0	0.00%	49	4.79%	257	4.09%
Limestone_White	524	24.38%	797	38.97%	365	34.24%	224	21.90%	1,910	30.40%
Other Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Aluminum Composite Panel	0	0.00%	114	5.57%	0	0.00%	0	0.00%	114	1.81%
Glazing Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Total Glazing Surface Area (Length shall meet 50% of all four facades)	443	20.61%	200	9.78%	360	33.77%	84	8.21%	1,087	17.30%
Total Glazing Length	Perimeter = 290'-0"		Perimeter / 2 = 145'-0" Lft						Total 165'-0" Lft (57%)	
Total Canopy Lenth			Perimeter / 4 = 72'-6" Lft						Total 168'-4" Lft (58%)	
Total Façade Surface Area (SF)	2,149		2,045		1,066		1,023		6,283	



1 A2.2 FRONT ELEVATION 1/4" = 1'-0"



2 A2.2 NON-DRIVE-THRU ELEVATION 1/4" = 1'-0"





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PREPARED BY:
JAW
Jeff Addison, Inc.
Jeremy Williams, Architect
Phone 817.795.1307
Email jeremy@jaworkshop.com

REGISTERED ARCHITECT JEREMY WILLIAMS 119626 STATE OF TEXAS

REV	DATE	DESCRIPTION	BY

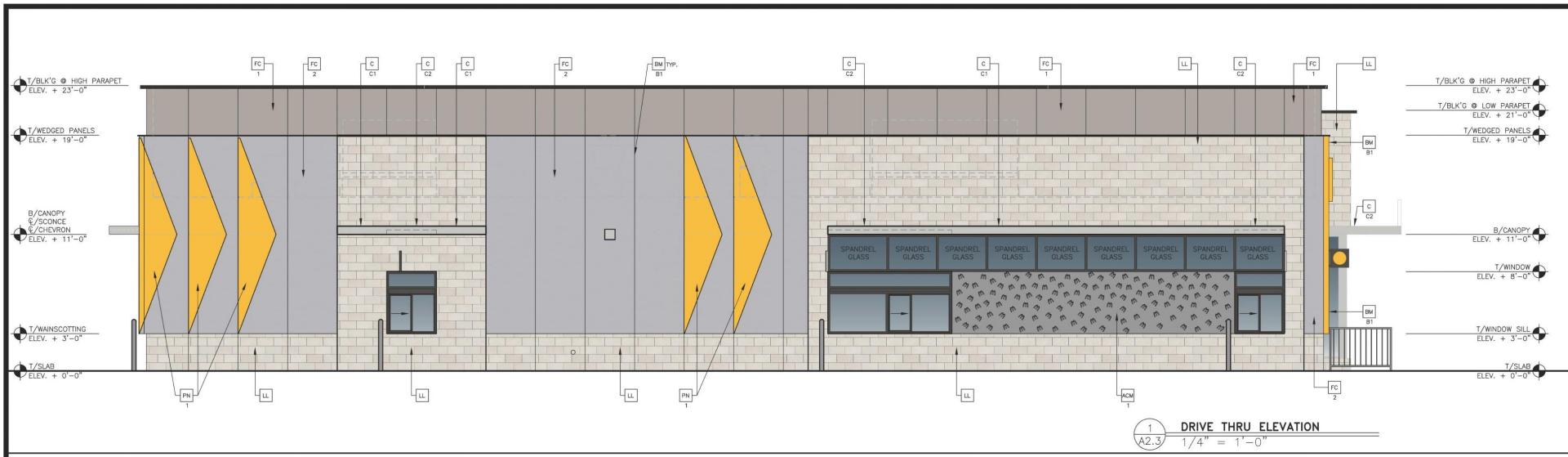
DRAWN BY: JAW
STD ISSUE DATE 2026
REVIEWED BY: JAW
DATE ISSUED: 10/16/2026

TITLE: OPTIMIZED BUILDING – McD NEXT
4797-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 043-3877
SITE ADDRESS: SWC OF MAYFIELD & HWY 161 GRAND PRAIRIE TX 75052

SHEET NO.

Item2.



1 A2.3 DRIVE THRU ELEVATION
1/4" = 1'-0"

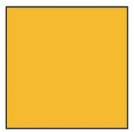


2 A2.3 REAR ELEVATION
1/4" = 1'-0"

BUILDING MATERIAL CALCULATIONS BUILDING

	West Elevation (Non-DT)		East Elevation (DT)		North Elevation (Front)		South Elevation (Rear)		Totals	
Total Building Surface Area (SF)	1,706		1,845		706		939		5,196	
Masonry Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Total Building Masonry Area (Excluding Glazing/Openings)	1,706	100%	1,845	100%	706	100%	939	100%	5,196	100%
Materials										
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Total Glazing Length	Perimeter = 290'-0"		Perimeter / 2 = 145'-0" Lft						Total 165'-0" Lft (57%)	
Total Canopy Lenth			Perimeter / 4 = 72'-6" Lft						Total 168'-4" Lft (58%)	
Total Façade Surface Area (SF)	2,149		2,045		1,066		1,023		6,283	


ACM 1 ALUMINUM COMPOSITE MATERIAL PANEL: ZINC ETCHED W/ JUMBLED DANCING ARCHES


DM B1 BREAK METAL COLOR: COLD


DM B2 BREAK METAL COLOR: CLEAR ANODIZED

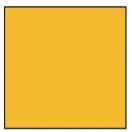

C ALUMINUM CANOPY SYSTEM COLOR: MATCH CLEAR ANODIZED ALUMINUM STOREFRONT


D HOLLOW METAL DOOR PAINT: "PEPPERCORN" SW7674 BY SHERWIN WILLIAMS


FC 1 FIBER CEMENT PANEL EQUITONE NATURA NU 961


FC 2 FIBER CEMENT PANEL EQUITONE INSPIRES FCC 320


LL COLOR: WHITE SMOOTH LIMESTONE


PN 1 PAINT COLOR: COLD RAL 1003


C C1 CANOPY INFILL MCFRIES


C C2 CANOPY INFILL SOLID W/ LED LIGHT

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PREPARED BY: JAW

NO.	REV	DATE	DESCRIPTION	BY

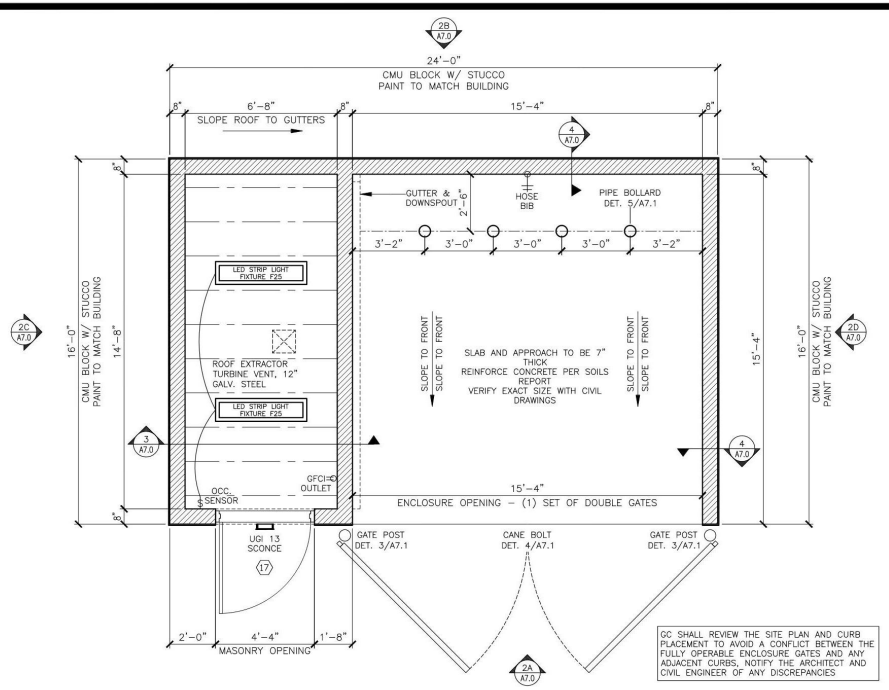
DRAWN BY: JAW
3D ISSUE DATE: 2026
REVIEWED BY: JAW
DATE ISSUED: 10/16/2025

TITLE: OPTIMIZED BUILDING - McD NEXT
4797-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

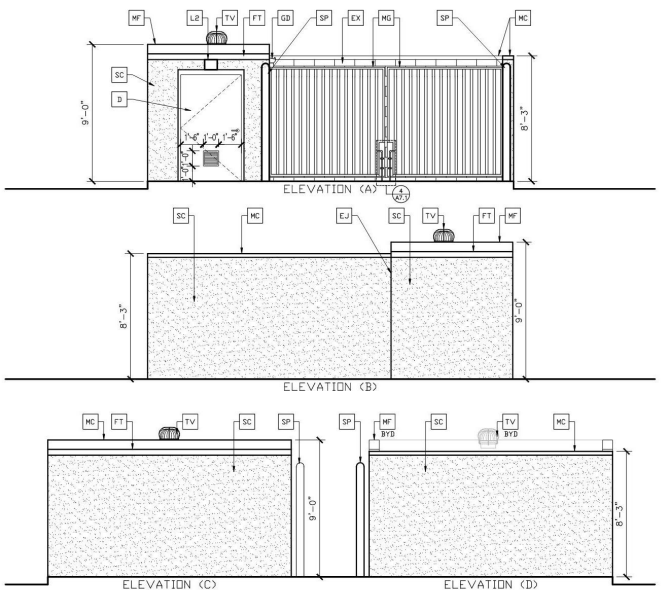
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SHEET NO. A2.3
JAWA 26-0057

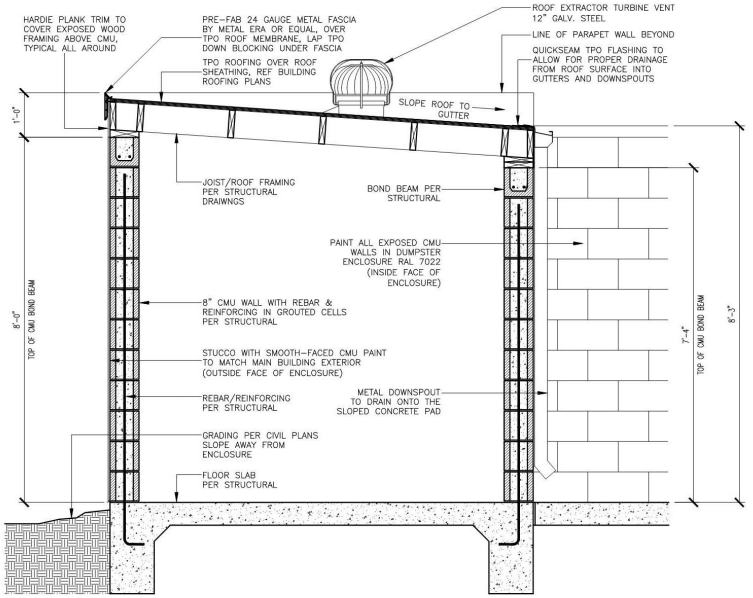
Item2.



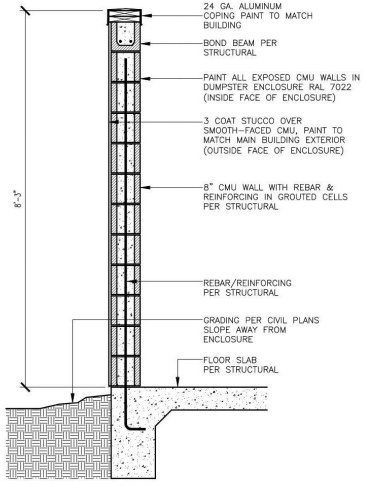
1 **STORAGE BUILDING PLAN** SCALE 3/8"=1'-0"



2 **DUMPSTER ENCLOSURE PLAN** SCALE 1/4"=1'-0"



3 **WALL SECTION DETAIL** SCALE 3/4"=1'-0"



4 **WALL SECTION DETAIL** SCALE 3/4"=1'-0"

KEY NOTES:

- D — HOLLOW METAL DOOR PAINT: "PEPPERCORN" SW7674 BY SHERWIN WILLIAMS
- EJ — TYPICAL CMU EXPANSION JOINT WITH BACKER ROD AND SEALANT
- EX — GC TO PAINT EXPOSED CMU BLOCK (INSIDE FACE OF ENCLOSURE) TO MATCH NATURA NU 961
- FT — FIBER CEMENT FASCIA BOARD: PAINT TO MATCH NATURA NU 961
- GD — METAL GUTTERS AND DOWNSPOUT DRAIN ONTO DUMPSTER ENCLOSURE SLAB (PAINT SW 7048 "URBANE BRONZE")
- LI — CYPHER SCONCE LIGHT FIXTURE, DOWN LIGHT ONLY, FLAT FASCIA, SEE ELECTRICAL COLOR: TBD
- MC — 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH NATURA NU 961
- MF — METAL FASCIA – PRE-FAB ANCHOR-TITE FASCIA COLOR TO MATCH NATURA NU 961
- MG — METAL DUMPSTER ENCLOSURE ENTRY GATES, REF DETAILS AND NOTES PAINT:"PEPPERCORN" SW7674 BY SHERWIN WILLIAMS
- SC — 3 COAT STUCCO OVER SMOOTH-FACED CMU, PAINT TO MATCH MAIN BUILDING EXTERIOR.
- SP — STEEL CONCRETE FILLED POST PAINT: SW 7048 "URBANE BRONZE"
- TV — ROOF EXTRACTOR TURBINE VENT 12" GALV. STEEL

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK S SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"X12' LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 – 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF TEXAS

JAW

JAW Architects, Inc.
Jeremy Williams, Architect

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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NO.	DESCRIPTION	REV DATE	BY

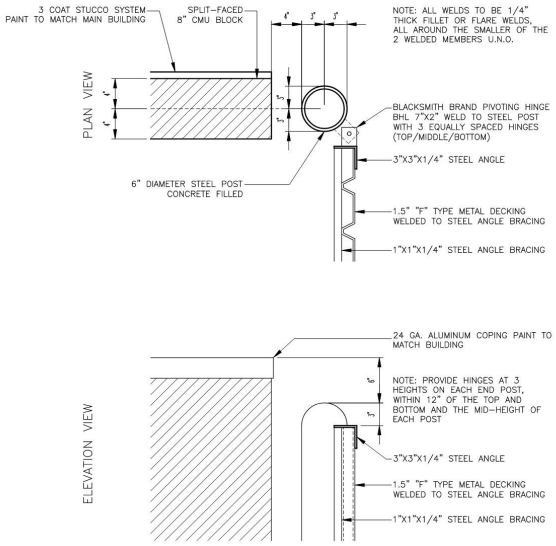
DRAWN BY: JAW
STD ISSUE DATE: 2026
REVISED BY: JAW
DATE ISSUED: 10/16/2026

TITLE: OPTIMIZED BUILDING – McD NEXT
797-WOOD/WOOD
FOOTING
CMU BEARING WALLS
WOOD ROOF TRUSS FRAMING

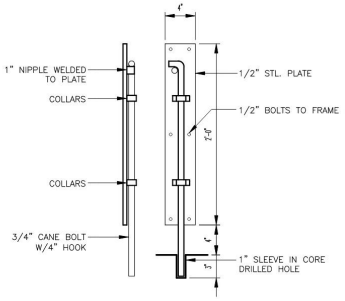
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SITE ADDRESS: SWC OF MAYFIELD & HWY 161 GRAND PRAIRIE TX 75052

SHEET NO.: 22

Item2.



3 **GATE POST DETAIL** SCALE 1-1/2"=1'-0"



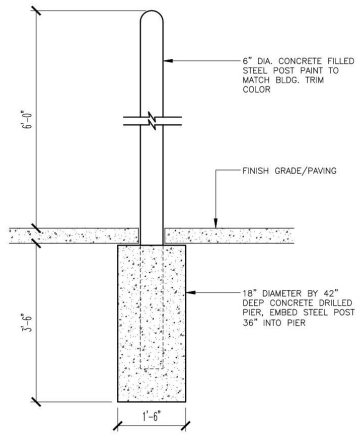
NOTES:

1. G.C. TO CUT 1" DIA. – SCHEDULE 40 GALVANIZED STEEL PIPE INTO 3" LONG SECTIONS TO MAKE 1" DIA. x 3" CANE BOLT "SLEEVE" PART #: mp-00002505
2. G.C. CORE DRILL 1.5" DIAMETER HOLD INTO CONCRETE (MIN. 3" TO 3-1/4" DEEP)
3. USE CONCRETE ADHESIVE ANCHOR TO SET "SLEEVE"
4. WIPE/CLEAN AREA AFTER INSTALLATION

G.C. TO PROVIDE TWO CANE BOLT SLEEVES PER EACH GATE

1. CLOSED POSITION: 0 DEGREES
2. OPEN POSITION: 90° MIN. – 120° MAX FROM CLOSED POSITION.

4 **CANE BOLT DETAIL** SCALE 1-1/2"=1'-0"



5 **PIPE BOLLARD DETAIL** SCALE 3/4"=1'-0"

REV | DATE | DESCRIPTION | BY

REGISTERED ARCHITECT JAMMY WILLIAMS 21629 STATE OF TEXAS

PREPARED BY:

JAW Architects, Inc.
Jammy Williams, Architect
Phone 817-703-3307
Email jammy@jaw-arch.com

PREPARED FOR:

McDonald's USA, LLC

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DRAWN BY: JAW | STD ISSUE DATE: 2026
REVISED BY: JAW | DATE ISSUED: 10/16/2026

TITLE: OPTIMIZED BUILDING – McD NEXT
47977-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 242-3877
SITE ADDRESS: SWC OF MAYFIELD & HWY 161 GRAND PRAIRIE TX 75052

SHEET NO.: JAWA 26-0057

Appendix F Menu Items Checklist

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

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

Usable Open Space & Pedestrian Linkages		
✓ If Selected	**Menu Item**	**Description**
☐	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. • Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. • Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
☐	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
☐	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
☐	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
☑	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
☐	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
☐	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
☐	Strategic Parking	Submit on of the following Strategic Parking Plans: • Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. • Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

		• Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. → Circle or highlight selected parking plan.
☐	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
☐	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
☐	Park Once Environment (1.5)	Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. • Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☑	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
☑	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
☑	Color Contrast	Each facade shall include at least two contrasting colors.
☐	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
☐	Corner Treatment	Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections. → Circle or highlight the proposed architectural elements.
☑	Articulated Public Entrance	The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer. → Circle or highlight the proposed elements.
☐	Buildings at Key Intersections	Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer. → Circle or highlight the proposed features.
☑	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
☑	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in mate texture. → Circle or highlight the proposed items.
☑	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
☑	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme. * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
☐	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.
Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
☐	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
☐	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
☐	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
☐	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
☐	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program.
☐	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
☐	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

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

Alternative Compliance

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

✓ If Selected	Proposed Item/Element	Description
☑	BIKE RACKS	ALTERNATE "SITE DEISIGN & BUILDING OPRIENTATION" ITEM. PROVIDE TWO (2) BIKE RACKS.
☐		
☐		
☐		

Menu Item Summary Table	
Element	**# of Menu Items**
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	1
Building Design	8
Healthy, Smart, Sustainable Community	2
Alternative Compliance	1
Total Menu Items:	12

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Erin Scherer, AICP, Planner

TITLE: 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

APPLICANT: Walter Nelson, Grand Construction Management

REQUESTED ACTION: Consider the request to amend the Future Land Use Map designation from Low Density Residential to Light Industrial.

SUMMARY:

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.

PURPOSE OF REQUEST:

The applicant is proposing to change the zoning of the property from Single Family-One (SF-1) District to Light Industrial District. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change.

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	SF-1 District	Single Family Residential
South	PD-149 District	Office/Warehouse; Undeveloped
West	LI District	Office/Warehouse; Logistics Hub
East	SF-1 District; PD-277 District; PD-330 District	Single Family Residential

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions. The FLUM designates this site area as Low Density Residential. The proposed zoning change is not consistent with the FLUM. This request is to change the FLUM to Light Industrial.

The Light Industrial Future Land Use designation accommodates a range of industrial uses, including manufacturing facilities with no outdoor activity, indoor warehouse/storage facilities, and industrial business parks. The Comprehensive Plan gives three main location/compatibility policies for Light Industrial areas:

- Light Industrial areas should be located along arterial thoroughfares and near freeways, rail lines, airports, or other transportation outlets.
- Light Industrial areas should be screened and buffered from residential uses by a major roadway, commercial/retail/office uses, or floodplain/natural areas.
- Light Industrial areas should serve as a buffer or transition between Heavy Industrial and lower-intensity uses.

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 requested amendment is inconsistent with the adopted Future Land Use Map, which identifies the property for Low Density Residential development intended to represent traditional single-family detached neighborhoods, including housing and living units for people with a range of incomes and needs.

Is the proposal compatible with its surroundings?

- The subject property and areas north, south, and east of the subject property are designated Low Density Residential. The area directly west of the subject property is designated Mixed Residential.
- Though the area west of the site is designated Mixed Residential, the development consists primarily of commercial and light industrial uses.

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

- The Comprehensive Plan also recommends that commercial and light industrial development be located along major arterial streets with adequate visibility and that commercial and light industrial activities be buffered from lower-density residential areas. The subject property is accessed from Gilbert Circle, a local street, rather than a major arterial.

- There are several commercial and light industrial uses located along the western side of Gilbert Circle.

What development characteristics of the proposal should be considered?

- The requested designation would allow consideration of commercial and light industrial development in an area currently planned to provide low-density residential development.
- Primary access is provided from Gilbert Circle, which may influence traffic circulation and the relationship between future commercial and light industrial activity and the surrounding neighborhood.

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

ATTACHMENTS / SUPPORTING DOCUMENTS:

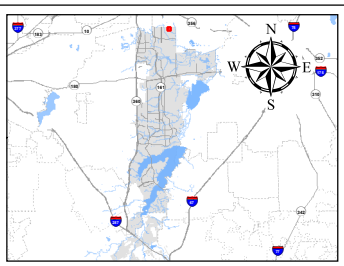
1. Exhibit A – Boundary Description
2. Attachment i – Future Land Use Maps

CASE LOCATION MAP
ZON-26-
220 GILB

Item3.



Location
Street Center Line
Parcels



0 0.05 Miles

Grand Prairie TEXAS

PLANNING
Date: 9/10/2026

31

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.

METES AND BOUNDS DESCRIPTION:

BEING a 1.688 acre tract of land in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said 1.688 acre tract of land being comprised of 4 tracts of land, (1) a tract described in deed to Sergio Serrano, in Inst. No. 202300059302, of the Official Public Records of Dallas County, (O.P.R.D.C.T) and further described in Volume 4970, Page 193, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), (2) a tract described in deed to Larry Causey Inc., recorded in Inst. No. 202600078415, (O.P.R.D.C.T), (3) a tract described in deed to Larry Causey Inc., recorded in Inst. No. 202600078589, (O.P.R.D.C.T), and (4) a tract described in deed to Larry Causey , recorded in Inst. No. 202600057371, (O.P.R.D.C.T), and being more particularly described as follows;

BEGINNING at a 1/2 inch iron found with blue cap marked "Old Town Surveying" found for the northwest corner of Lot 2, Block 1, Lizama Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Inst. No. 201000106164, (O.P.R.D.C.T), same being the northeast corner of said Larry Causey Inc., Inst. No. 202600078415, (O.P.R.D.C.T),, and being in the south line of said Serrano tract, from which two points bear (1) a 1/2 inch iron rod bears N. 83°17'32" W., 0.26 feet (2) a 5/8 inch iron rod found bears S. 00°55'54" E., 173.04 feet, for the southwest corner of Lot 3, Block 1, said Lizama Addition;

THENCE S. 00°55'54" E., with the west line of Lots 2, 3, and 4 of said Lizama Addition, and said Causey tracts 2, 3, and 4, a distance of 238.04 feet to a 1/2 inch iron rod with cap marked "KSC–4125" set for the common corner of Lot 4 said Lizama Addition and the southeast corner of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.), from which a found 1/2 inch iron rod with cap marked "Grant–Eng" bears S. 80°12'05" W., 38.15 feet for the northeast corner of Lot 1, Block 2, Causey Addition, recorded in Inst. No. 201400080462, (O.P.R.D.C.T.);

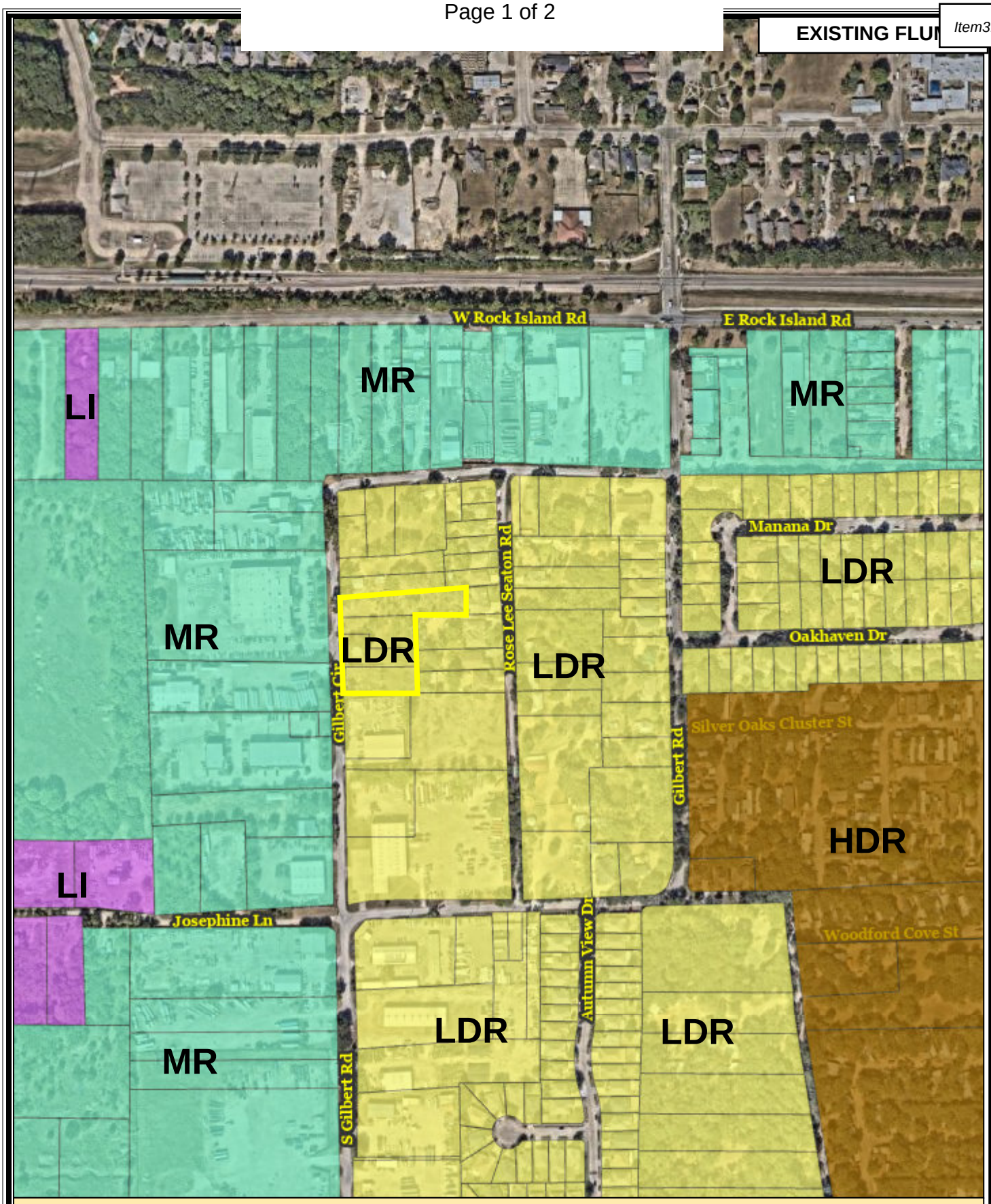
THENCE S. 89°07'51" W., with the south line of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.), a distance of 229.02 feet to a 1/2 inch iron rod with cap marked "BURNS" found for the southwest corner of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.) and being in the east line of Gilbert Circle (right of way varies) from which a found 1/2 inch iron bears S. 11°52'48" W., 15.09 feet for the northwest corner of said Lot 1, Block 2, Causey Addition;

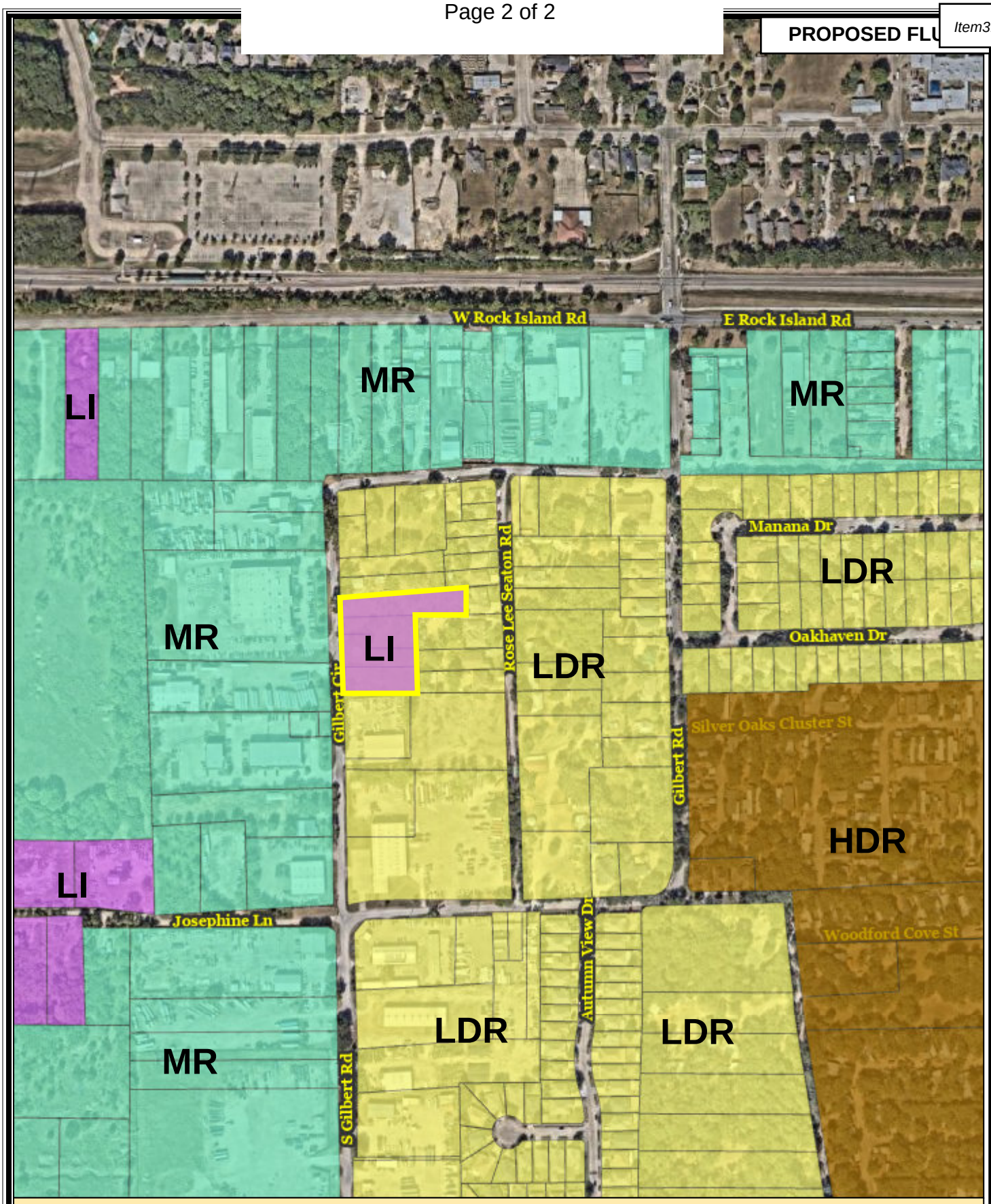
THENCE N. 00°55'31" W., with the common line of said Gilbert Circle and said Causey tracts Inst. No. 202600078415, 202600078589, 202600057371 and Serrano tract, passing at a distance of 86.66 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", passing again at a distance of 189.14 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", passing a third time at a distance of 239.15 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", continuing in all a total distance of 289.15 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northwest corner of said Serrano tract, the southwest corner of a tract described in deed to Jerry W. Tyson, recorded in Volume 96206, Page 3592, (D.R.D.C.T.), and being in the east line of said Gilbert Circle;

THENCE N. 89°24'27" E., with the common line of said Serrano tract and said Tyson tract, a distance of 375.08 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northeast corner of said Serrano tract and being in the west line of Lot 1, Block 1, said Lizama Addition, from which a found 5/8 inch iron rod bears N. 02°23'18" W., 32.39 feet;

THENCE S. 02°23'18" E., with the common line of said Serrano tract and Lot 1, said Lizama Addition, a distance of 51.56 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southwest corner of Lot 1, said Lizama Addition, from which a found 1/2 inch iron rod bears N. 87°55'15" E., 104.73 feet;

THENCE N. 89°59'50" W., with the common line of said Serrano tract and Lot 2 of said Lizama Addition, a distance of 147.41 feet to the **THE POINT OF BEGINNING** and **CONTAINING** an area of 73,540 square feet, or 1.688 acres of land, more or less.


EXISTING FLU
W Rock Island Rd
E Rock Island Rd
LI
MR
MR
MR
Manana Dr
LDR
Oakhaven Dr
LDR
LDR
Rose Lee Seaton Rd
Gilbert Rd
Silver Oaks Cluster St
HDR
LI
Josephine Ln
Autumn View Dr
Woodford Cove St
MR
LDR
LDR
S Gilbert Rd
0.045
0
0.045 mi
Grand Prairie Maps
Date: 9/30/2026 Time: 3:41:53 PM
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.
N
Grand Prairie TEXAS
Low Density Residential (LDR)
Mixed Residential (MR)
High Density Residential (HDR)
Light Industrial (LI)


PROPOSED FLU
W Rock Island Rd
E Rock Island Rd
LI
MR
MR
MR
LI
LDR
Rose Lee Seaton Rd
Manana Dr
LDR
Oakhaven Dr
Gilbert Rd
Silver Oaks Cluster St
HDR
LI
Josephine Ln
Autumn View Dr
Woodford Cove St
MR
LDR
LDR
S Gilbert Rd
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Grand Prairie Maps
Date: 9/30/2026 Time: 3:41:53 PM
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N
Grand Prairie TEXAS
Low Density Residential (LDR)
Mixed Residential (MR)
High Density Residential (HDR)
Light Industrial (LI)

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Erin Scherer, AICP, Planner

TITLE: 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, 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

APPLICANT: Walter Nelson, Grand Construction Management

REQUESTED ACTION: Consider the request to rezone the property from Single Family-One (SF-1) District to Light Industrial (LI) District.

SUMMARY:

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, 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.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to Light Industrial (LI) District. The property is currently zoned Single Family-One (SF-1) District.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	SF-1 District	Single Family Residential
South	PD-149 District	Office/Warehouse; Undeveloped
West	LI District	Office/Warehouse; Logistics Hub
East	SF-1 District; PD-277 District; PD-330 District	Single Family Residential

HISTORY:

- September 1985: The City's 1985 zoning map shows the subject property zoned Single Family-One (SF-1) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The subject property is primarily undeveloped. The applicant is requesting a rezoning of the property to the Light Industrial (LI) District to accommodate future commercial and/or light industrial development. No specific use or development plan is proposed with this request.

The surrounding area includes both residential and nonresidential uses. Single-family residential development is located to the north and east of the subject property. Properties to the south include office/warehouse uses and undeveloped land, while properties to the west include office/warehouse uses and a logistics hub.

Development in the surrounding area has occurred gradually over time. Much of the existing commercial and light industrial development west of the subject property was constructed between 2000 and 2013. Residential development has also occurred east of the site, with building permit activity reflecting continued single-family construction. Commercial and industrial development is concentrated primarily west of the subject property.

ZONING REQUIREMENTS:

The Light Industrial District is intended to provide suitable areas for limited industrial uses, which significantly restrict outside activities and storage, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially blighting influences. Uses allowed should be conducted within a totally enclosed building and any outside activities should be screened and buffered.

The table below summarizes the requirements for Light Industrial (LI) District in Article 6 of the Unified Development Code (UDC). If this zoning request is approved, the subject property must comply with the following development standards.

Table 2. Summary of Lot Requirements

Standard	LI
Minimum Lot Area (Sq. Ft.)	15,000
Minimum Lot Width (Ft.)	100
Minimum Lot Depth (Ft.)	150
Minimum Front Setback (Ft.)	25
Minimum Rear Setback (Ft.)	0
Minimum Rear Adjacent Residential (Ft.)	25
Minimum Side Setback (Ft.)	10 - Building Height < 25 15 - Building Height <35 25 - Building Height >35
Minimum Side Adjacent Residential (Ft.)	50
Between Buildings (Ft.)	25
Maximum Height (Ft.)	50[1]
Maximum Floor Area Ratio (FAR)	1:1[2]

Minimum Required Landscaping (In %)	10%[3]

1. The building may be built higher pending approval of a variance from the Zoning Board of Adjustments and Appeals.
2. Floor Area Ratio (FAR) may be increased with the approval of a Specific Use Permit.
3. See Appendix X – Industrial Development Standards for applicable landscaping requirements.

Future development will be subject to applicable LI District requirements in the UDC, including Appendix X – Industrial Development Standards, when applicable.

Industrial development requires a Type 1 masonry screening fence where adjacent to property not zoned LI or HI or to a Planned Development not intended for LI or HI uses.

VARIANCES:

No variances are requested as part of this zoning case.

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: Eight (8)

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 requested zoning. 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 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Low Density Residential. The proposed zoning is inconsistent with the FLUM. A companion request to amend the FLUM is under concurrent review and is scheduled for the Planning and Zoning Commission on October 13, 2026 (Case No. CPA-26-09-0012).
- The Comprehensive Plan calls for a balanced development pattern and states that land uses should be organized based on their suitability in relation to one another.

Is the proposal compatible with its surroundings?

- The site is located between nonresidential uses to the south and west and single-family residential uses to the north and east.
- Light Industrial development adjacent to residential zoning is subject to enhanced setback and screening requirements under the UDC.

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

- Development in the surrounding area has occurred gradually, with nonresidential development concentrated to the south and west and single-family development to the north and east.
- The requested Light Industrial zoning would continue the nonresidential pattern to the west while differing from the Low Density Residential pattern identified on the Future Land Use Map.

What development characteristics of the proposal should be considered?

- No specific use or development plan is proposed; the request would establish Light Industrial zoning and allow uses permitted under that district, subject to applicable UDC requirements.
- Specific use, building scale, site layout, access, traffic, and operational characteristics are not established by this zoning request.

ATTACHMENTS / SUPPORTING DOCUMENTS:

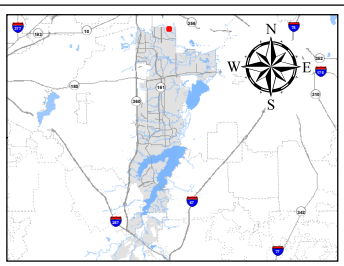
1. Exhibit A – Boundary Description
2. Exhibit B – Project Narrative
3. Attachment i – Written Opposition

CASE LOCATION MAP
ZON-26-
220 GILB

Item4.



Location
Street Center Line
Parcels



0 0.05 Miles

GRand PRaiRie TEXAS

PLANNING
Date: 9/10/2026

39

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.

METES AND BOUNDS DESCRIPTION:

BEING a 1.688 acre tract of land in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said 1.688 acre tract of land being comprised of 4 tracts of land, (1) a tract described in deed to Sergio Serrano, in Inst. No. 202300059302, of the Official Public Records of Dallas County, (O.P.R.D.C.T) and further described in Volume 4970, Page 193, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), (2) a tract described in deed to Larry Causey Inc., recorded in Inst. No. 202600078415, (O.P.R.D.C.T), (3) a tract described in deed to Larry Causey Inc., recorded in Inst. No. 202600078589, (O.P.R.D.C.T), and (4) a tract described in deed to Larry Causey , recorded in Inst. No. 202600057371, (O.P.R.D.C.T), and being more particularly described as follows;

BEGINNING at a 1/2 inch iron found with blue cap marked "Old Town Surveying" found for the northwest corner of Lot 2, Block 1, Lizama Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Inst. No. 201000106164, (O.P.R.D.C.T), same being the northeast corner of said Larry Causey Inc., Inst. No. 202600078415, (O.P.R.D.C.T),, and being in the south line of said Serrano tract, from which two points bear (1) a 1/2 inch iron rod bears N. 83°17'32" W., 0.26 feet (2) a 5/8 inch iron rod found bears S. 00°55'54" E., 173.04 feet, for the southwest corner of Lot 3, Block 1, said Lizama Addition;

THENCE S. 00°55'54" E., with the west line of Lots 2, 3, and 4 of said Lizama Addition, and said Causey tracts 2, 3, and 4, a distance of 238.04 feet to a 1/2 inch iron rod with cap marked "KSC–4125" set for the common corner of Lot 4 said Lizama Addition and the southeast corner of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.), from which a found 1/2 inch iron rod with cap marked "Grant–Eng" bears S. 80°12'05" W., 38.15 feet for the northeast corner of Lot 1, Block 2, Causey Addition, recorded in Inst. No. 201400080462, (O.P.R.D.C.T.);

THENCE S. 89°07'51" W., with the south line of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.), a distance of 229.02 feet to a 1/2 inch iron rod with cap marked "BURNS" found for the southwest corner of said Causey tract Inst. No. 202600057371, (O.P.R.D.C.T.) and being in the east line of Gilbert Circle (right of way varies) from which a found 1/2 inch iron bears S. 11°52'48" W., 15.09 feet for the northwest corner of said Lot 1, Block 2, Causey Addition;

THENCE N. 00°55'31" W., with the common line of said Gilbert Circle and said Causey tracts Inst. No. 202600078415, 202600078589, 202600057371 and Serrano tract, passing at a distance of 86.66 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", passing again at a distance of 189.14 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", passing a third time at a distance of 239.15 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", continuing in all a total distance of 289.15 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northwest corner of said Serrano tract, the southwest corner of a tract described in deed to Jerry W. Tyson, recorded in Volume 96206, Page 3592, (D.R.D.C.T.), and being in the east line of said Gilbert Circle;

THENCE N. 89°24'27" E., with the common line of said Serrano tract and said Tyson tract, a distance of 375.08 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northeast corner of said Serrano tract and being in the west line of Lot 1, Block 1, said Lizama Addition, from which a found 5/8 inch iron rod bears N. 02°23'18" W., 32.39 feet;

THENCE S. 02°23'18" E., with the common line of said Serrano tract and Lot 1, said Lizama Addition, a distance of 51.56 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southwest corner of Lot 1, said Lizama Addition, from which a found 1/2 inch iron rod bears N. 87°55'15" E., 104.73 feet;

THENCE N. 89°59'50" W., with the common line of said Serrano tract and Lot 2 of said Lizama Addition, a distance of 147.41 feet to the **THE POINT OF BEGINNING** and **CONTAINING** an area of 73,540 square feet, or 1.688 acres of land, more or less.

Gilbert Road rezoning project narrative

Larry Causey is the owner of 220, 224, 228 and 232 Gilbert Circle. He is also the owner of several other tracks on Gilbert Circle, zoned L.I. that he has developed as commercial properties over the years. Among those properties are:225, 231, 239, and 247 Gilbert. These are located on the West side of Gilbert Circle. He also owns 240 and 248 Gilbert Circle. These are contiguous to the properties we are requesting zoning for and they are L.I. or PD for L.I. uses.

In addition, he owns 143, 139 and 212 Gilbert Circle.

We are requesting a rezoning of 220, 224, 228 and 232 Gilbert Circle so that Mr. Causey can develop them in a manner similar to the lots he has developed. Some of the lots he owns were already developed when he purchased them.

Register Position

Submitted on	5 October 2026, 3:28PM
Receipt number	2982
Related form version	7

First Name	teresa
Last Name	king
Your Address Line 1	208 gilbert circle
Your Address Line 2	
City	grand prairie
State	Texas
Zip Code	75050
Case Number	zon-26-08-0019
I am registering my:	Opposition
Additional Comments	we have been thru this before and was told that you would not, let any business be built on our side of the road...this is where we live. we would rather have other family homes not this light industrial zoning. put your self in our shoes, would you want all this by your home?

Register Position

Submitted on	5 October 2026, 4:42PM
Receipt number	2983
Related form version	7

First Name	Jacqueline
Last Name	King
Your Address Line 1	208 Gilbert Circle
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	Zone 26-08-0019
I am registering my:	Opposition
Additional Comments	This is too close to our property we dont need all of the extra noises level it's bad enough that one of the companie's across the street next to the 18 wheeler storage area that company builds race car engines they open the side doors any time they're working on them day or night that's all you hear big horrible engines the streets aren't big enough to support the traffic and the our street can barely only support two cars passing if an 18 wheeler comes thru the entire road is taken up we dont even have side walks th 18 wheeler traffic is detour thru ourside as if we don't matter we are still a neighborhood the city council once said you would not change the zoning next to our houses only across the street would light industrial we still have families to raise

Register Position

Submitted on	6 October 2026, 3:03PM
Receipt number	2985
Related form version	7

First Name	Aubrey
Last Name	Trigg jr
Your Address Line 1	135 gilbert cir
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	Zon 26-08-0019
I am registering my:	Opposition
Additional Comments	We still are living here it's not right

Register Position

Submitted on	6 October 2026, 3:09PM
Receipt number	2986
Related form version	7

First Name	Laresa
Last Name	Tyson
Your Address Line 1	216 gilbert circle
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	76050
Case Number	ZON-26-08-0019
I am registering my:	Opposition
Additional Comments	This street has to much traffic already, street needs to be widened and there needs to be water drainage for this area.

Register Position

Submitted on	7 October 2026, 10:35AM
Receipt number	2994
Related form version	7

First Name	Freddie
Last Name	King
Your Address Line 1	208 Gilbert circle
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	26080019
I am registering my:	Opposition
Additional Comments	This is the community lively hood do not need no more lite industry around our home, this is where we live.

Register Position

Submitted on	10 October 2026, 4:29PM
Receipt number	2998
Related form version	7

First Name	Whitley
Last Name	Johnson
Your Address Line 1	1450 N state hwy 360
Your Address Line 2	322
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	ZON-26-08-0019
I am registering my:	Opposition

Additional Comments

Register Position

Submitted on	13 October 2026, 3:11PM
Receipt number	2999
Related form version	7

First Name	Takeah
Last Name	Mims
Your Address Line 1	8116 waterside trl
Your Address Line 2	
City	Fort worth
State	Texas
Zip Code	76137
Case Number	Zon-26-08-0019
I am registering my:	Opposition
Additional Comments	

Register Position

Submitted on	14 October 2026, 12:32PM
Receipt number	3002
Related form version	7

First Name	Demondric
Last Name	King
Your Address Line 1	208 Gilbert Circle
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	Zon-26-08-0019
I am registering my:	Opposition

Additional Comments

Register Position

Submitted on	2 November 2026, 3:36PM
Receipt number	3110
Related form version	7

First Name	Keeland
Last Name	Trigg
Your Address Line 1	135 Gilbert Circle
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75050
Case Number	ZON-26-08-0019
I am registering my:	Opposition
Additional Comments	

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Savannah Ware, AICP, Planning and Development Assistant Director

TITLE: SUP-26-10-0028 - Specific Use Permit - SunCoast Communications (City Council District 1). Specific Use Permit for Salvage (Indoor) authorizing the operation of an electronic recycling facility. Lot 5R, Block 1R, Bell Helicopter-Textron Industrial Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 1825 Westpark Dr

APPLICANT: Markus McDonell, SunCoast Communications LLC

REQUESTED ACTION: Consider the request for a Specific Use Permit for Salvage (Indoor).

SUMMARY:

Specific Use Permit for Salvage (Indoor) authorizing the operation of an electronic recycling facility. Lot 5R, Block 1R, Bell Helicopter-Textron Industrial Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 1825 Westpark Dr.

PURPOSE OF REQUEST:

The purpose of the request is to obtain City Council approval of a Specific Use Permit (SUP) for Salvage (Indoor) authorizing an electronic recycling facility. Equipment that is not suitable for reuse will be disassembled and reusable components removed. This part of operations is classified as Salvage (Indoor) by Article 4 of the Unified Development Code (UDC), which requires a SUP.

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

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	USPS Office, Office/Warehouse
South	LI	Industrial/Manufacturing
West	LI	Industrial/Manufacturing
East	LI	Industrial/Manufacturing

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a telecommunications and data center equipment facility that focuses on extending the useful life of technology equipment and components through inspection, testing, reuse, refurbishment, and resale. The proposed facility will receive, inspect, test, store, and distribute equipment including servers, data storage equipment, network switches, routers, racks, cabinets, power supplies, computer equipment, cables, wiring, electronic components, and replacement parts.

Equipment will be evaluated to determine whether it can be reused, refurbished, resold, or used for replacement parts. Equipment and components will then be sorted, stored, and prepared for shipment to customers and qualified business partners.

Equipment that is not suitable for reuse will be disassembled and useable components removed. Materials will be segregated into recyclable commodities and either sold to another qualified recycler for further processing or sent to an approved end-of-life vendor for final material recovery. The applicant does not anticipate generating a waste stream from the electronics handled at the facility.

The facility will employ warehouse, technical, administrative, sales, and management personnel. Normal operating hours will be Monday through Friday, 7:00 AM to 6:00 PM.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to eight 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 Future Land Use Map (FLUM) designates this area as Light Industrial. The proposal is consistent with the FLUM.

- The proposed use is generally consistent with the economic development and sustainability objectives of the 2018 Comprehensive Plan. The Plan encourages the attraction of technology-sector businesses, recognizes indoor warehousing and storage as appropriate light industrial activities, and promotes resource conservation and recycling initiatives. The proposed reuse and refurbishment of telecommunications and data center equipment may advance these objectives by extending the useful life of technology equipment and supporting technology-related employment.

Is the proposal compatible with its surroundings?

- The subject property is located within an established light industrial area and surrounded by properties zoned Light Industrial.

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

- Proposed operations will take place inside an existing industrial warehouse building, which is consistent with the surrounding development.

What development characteristics of the proposal should be considered?

- Operations include general disassembly and the removal of useable components. Operations do not include further processing or final material recovery.

CONSIDERATIONS FOR APPROVAL:

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

1. Operations shall generally comply with Exhibit B – Operational Plan and Exhibit C – Floor Plan.
2. Approval of the SUP authorizes general disassembly and the separation of equipment into recyclable commodities. Should operations change to include further processing or final material recovery, an amendment to the SUP shall be required.
3. The operation of the facility shall be in strict compliance with all requirements of the Public Health and Environmental Quality Department, Building Inspections Division, and Fire Administration Division.

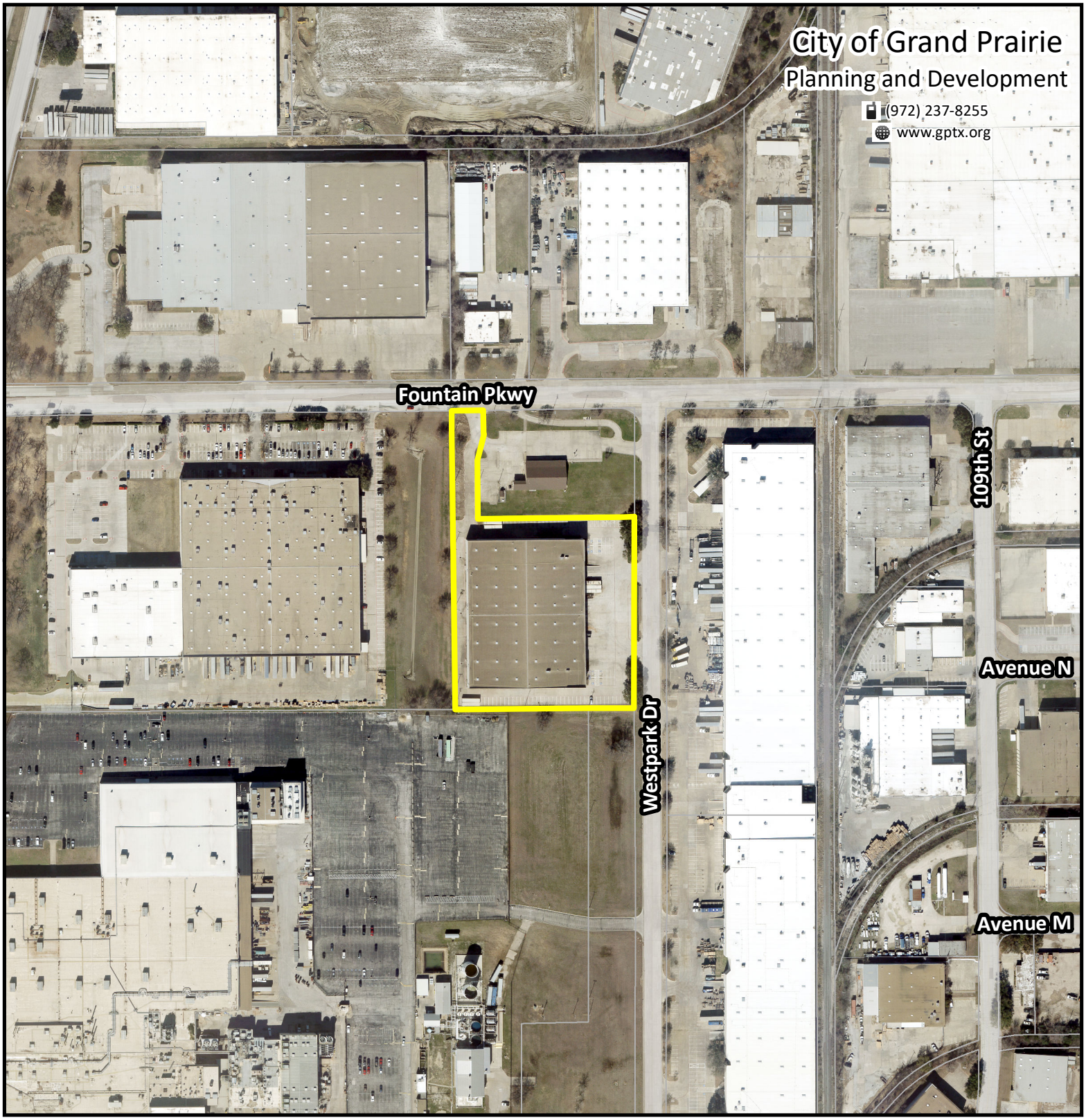
ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Location Map
2. Exhibit B – Operational Plan
3. Exhibit C – Floor Plan

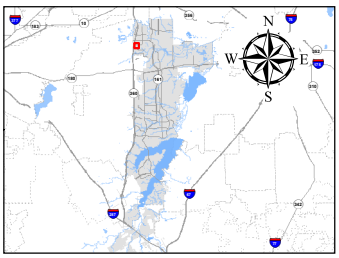
Exhibit A- Location Map
Page 1 of 1

CASE LOCATION MAP
SUP-26-
1825 WESTP

Item5.



Location
Street Center Line
Parcels



0 0.07 Miles

GRand PRaiRie TEXAS

PLANNING
Date: 10/27/202

54

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.

Operational Plan

Telecommunications and Data Center Equipment Facility

Grand Prairie, Texas

1. Facility Purpose

The facility will operate as a commercial technology equipment receiving, testing, reuse, and distribution facility specializing in telecommunications and data center equipment.

The primary objective is to extend the useful life of technology equipment and components through inspection, testing, reuse, refurbishment, resale, and responsible equipment management.

2. Materials Received

The facility will primarily receive telecommunications and data center equipment, including servers, data storage equipment, network switches, routers, telecommunications equipment, racks, cabinets, power supplies, computer equipment, cables, wiring, electronic components, and replacement parts.

3. Receiving and Inspection

Equipment will arrive primarily by commercial trucks and delivery vehicles. Incoming equipment will be unloaded in designated receiving areas and moved inside the facility for identification, inspection, sorting, and storage.

4. Testing and Reuse

Equipment will be evaluated to determine whether it can be reused, refurbished, resold, or used for replacement parts.

Activities may include:

- Visual inspection
- Equipment identification
- Functional testing
- Secure data handling
- Sorting and grading
- Basic disassembly
- Removal of reusable components
- Packaging and palletizing

5. Equipment Not Suitable for Reuse

Equipment that is not suitable for direct reuse may be separated into components or material categories. These materials will be packaged, stored in designated indoor areas, and shipped to qualified business partners for additional handling or appropriate disposition.

6. Storage

Equipment and components will be stored primarily inside the facility in designated warehouse areas. Storage will be organized to maintain orderly operations, safe access, good housekeeping, and efficient movement of equipment through the facility.

7. Shipping

Equipment and components prepared for reuse, resale, or further handling will be packaged and shipped to customers and qualified business partners. Outbound shipments will typically occur by commercial truck or common carrier.

8. Employees and Hours

The facility will employ warehouse, technical, administrative, sales, and management personnel. Normal operating hours will be Monday through Friday, approximately 7:00 a.m. to 6:00 p.m. Occasional activity may occur outside normal hours based on customer and transportation requirements.

9. Property Management

Operations will primarily occur indoors. The facility will maintain designated receiving and shipping areas, organized indoor storage, good housekeeping practices, appropriate material-handling procedures, and clear vehicle and pedestrian access. The facility will operate in accordance with applicable building, fire, safety, and environmental requirements.

10. Noise, Dust, and Odors

Operations will be similar to a typical commercial warehouse and technology equipment distribution operation. Normal operations are not expected to generate significant off-site dust, odors, or noise beyond normal truck and warehouse activity.

11. Summary

The Grand Prairie facility will support the receiving, testing, reuse, refurbishment, storage, and distribution of telecommunications, data center, and technology equipment and components. Activities will primarily occur indoors and will be managed as an orderly commercial warehouse operation.

\

Item5.

ROOM AREA LEGEND

- EXISTING TO REMAIN
- N.I.C.
- NEW RACK AREA #1

ROOM AREA SCHEDULE

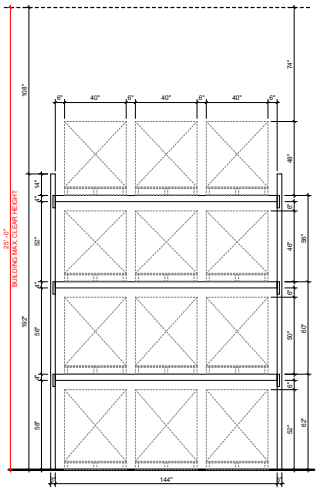
Room No.	Room Name	Area	Comments
153	N.I.C.	3,767 SF	
154	EXISTING TO REMAIN	23,909 SF	
155	NEW RACK AREA #1	15,153 SF	
Grand total		42,829 SF	

SPACER SCHEDULE - NEW

Spacer Type	Description	Spacers /Stack	Total Spacers	Comments
RS-12	ROW SPACER - 12"	3	120	
RS-18	ROW SPACER - 18"	3	27	
Grand total			147	

RACKING SCHEDULE - NEW

Type Mark	Description	Depth	Height	Width	Total Bays	Total Frames	Total Anchors	Total Beams	Total Wire Deck	Total Pallet Positions	Comments
A	STANDARD BAY - SELECTIVE	42"	192"	144"	91	104	416	546	819	1078	

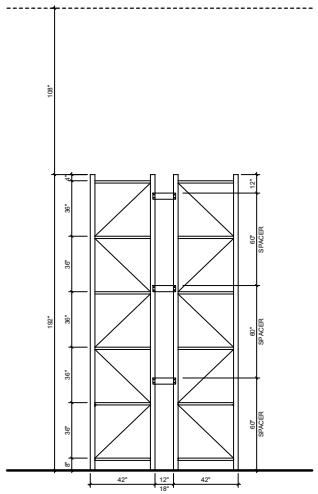


ELEVATION - A

SELECTIVE

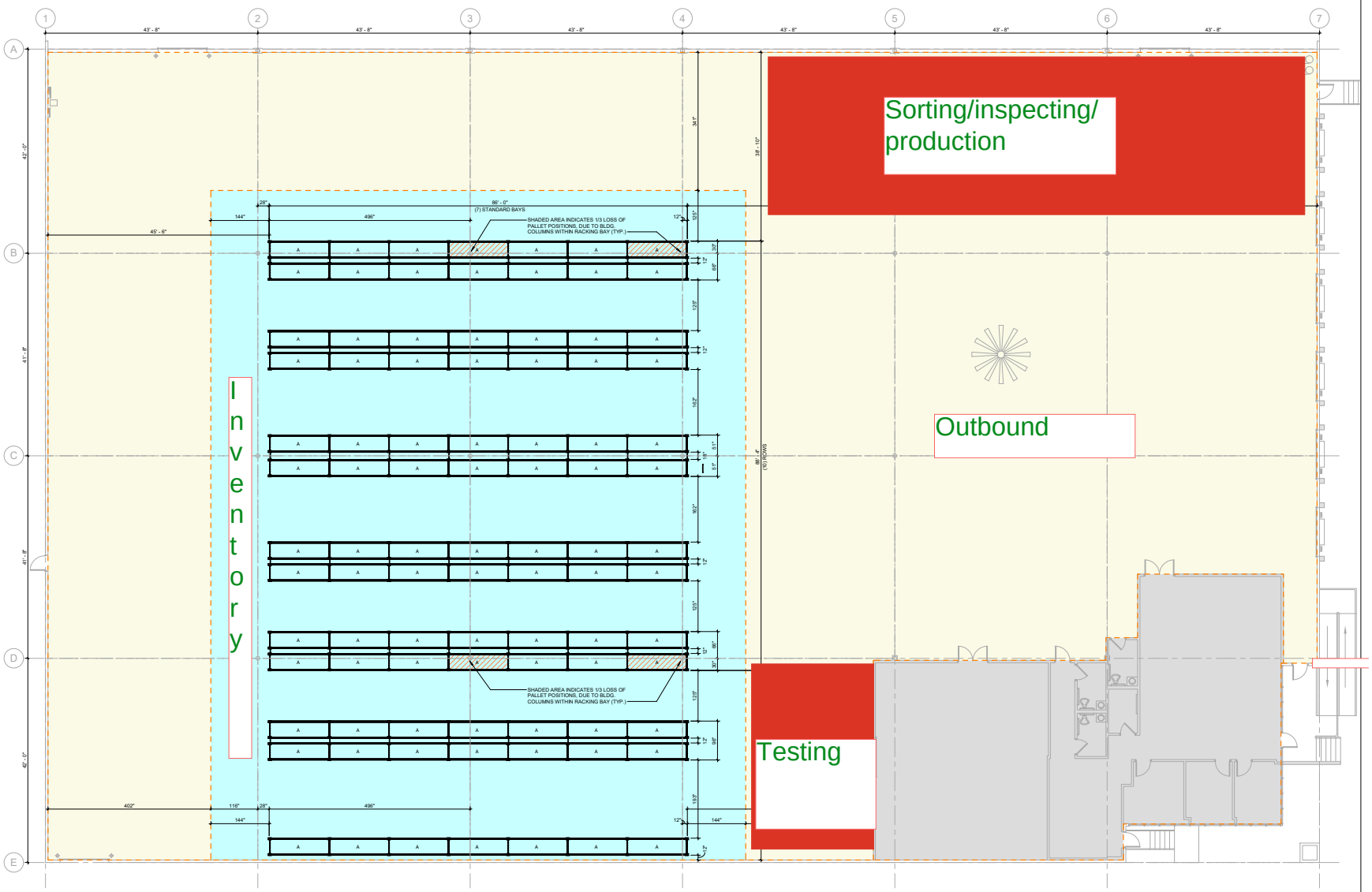
WIRE DECK AT EACH LEVEL

xxxx LBS - LOAD PER LEVEL



TYPE - 1

ELEVATIONS: A



2 RACKING ELEVATIONS & FRAME TYPES
3/8" = 1'-0"

1 OVERALL GROUND FLOOR PLAN
1/8" = 1'-0"

G&P Construction
10139 Royalton Rd Unit D
North Royalton, OH 44133
Tel: +1.855.494.4830
www.gandpconstruction.com

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CLIENT APPROVAL:

- ☐ APPROVED
- ☐ APPROVED w/ COMMENTS — SIGNATURE:
- ☐ REVISED AND RESUBMIT — DATE:

SunCoast Communications

NEW RACKING IMPROVEMENTS

1825 WESTPARK DRIVE
GRAND PRAIRIE, TX 75050

Permit/Seal
PRELIMINARY NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. Plans are preliminary and may not be complete. Shall not be used in bid or for general information or comment only.

No.	Description	Date

OVERALL GROUND FLOOR PLAN

Project number (G&P)	SUNGR00
Project number (Consultant)	-
Date	2026-07-21
Drawn by	MAB
Checked by	JSP
Scale	

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Hina Siddiqui, Planner

TITLE: SUP-26-09-0024 - Specific Use Permit - Golf Cart Storage (City Council District 1). Specific Use Permit for Outside Storage on 2.9435 acres. Lot 3, Block A, Matt M. LaVail Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial District, within the SH-161 Corridor Overlay District, and addressed as 3025 Hardrock Rd

APPLICANT: Galen Benton-Neylon, Mission Golf Carts

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

SUMMARY:

Specific Use Permit for Outside Storage on 2.9435 acres. Lot 3, Block A, Matt M. LaVail Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial District, within the SH-161 Corridor Overlay District, and addressed as 3025 Hardrock Rd.

PURPOSE OF REQUEST:

The applicant intends to operate a facility for the outside storage of golf cars, or golf carts, on an existing 2.9435 acre site addressed as 3025 Hardrock Rd. Outside storage requires a Specific Use Permit when located within the Light Industrial (LI) zoning district. The subject property is in the LI zoning district.

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	Truck Wash and Lube
South	Light Industrial (LI) District	Fireplace Supplier
West	Light Industrial (LI) District	Grand Prairie Auto Impound Lot/ Gas Well

East	Light Industrial (LI) District	Highway 161

HISTORY:

- April 5, 2022: City Council approved a Specific Use Permit (SUP) to renew SUP-1044C for a Trucking and Storage Terminal Facility at this location (Case No. SUP-22-02-0009).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is requesting a Specific Use Permit (SUP) to authorize the outside storage of golf carts in conjunction with a golf cart distribution, fleet staging, and administrative facility on an existing 2.9435-acre property. The site is developed with an existing 13,054-square-foot industrial warehouse building enclosed by an existing six-foot (6') perimeter masonry wall. No site improvements are proposed at this time.

The facility will serve as a distribution hub for retail golf cart stores and off-site event rentals. Primary operations include the delivery of new retail golf carts, short-term outdoor staging pending distribution, warehouse storage of accessories and parts, fleet charging and staging, and administrative functions. Staging activities are limited to incoming physical inspections, damage logging, pre-delivery preparation, and battery charging; no retail sales to the general public, major mechanical repairs, body work, vehicle painting, or vehicle washing will take place on-site.

The proposed outside storage area comprises a 200-foot by 200-foot designated area (40,000 square feet) situated south of the existing warehouse building. The storage yard will be utilized for low-speed electric golf carts awaiting distribution or rental deployment and is configured to provide 31 dedicated golf cart parking spaces. The storage area is located entirely behind the existing six-foot (6') perimeter masonry wall along the property boundaries, which provides screening from State Highway 161 and adjacent properties.

Operating hours are proposed from 7:00 a.m. to 6:00 p.m., Monday through Friday, with limited seasonal or event-based weekend operations on Saturday from 8:00 a.m. to 2:00 p.m. The facility will employ approximately 15 to 20 staff members on-site during normal operations. Inbound and outbound deliveries will be handled using company-owned and contracted box trucks and transport carriers, with all loading, unloading, and vehicle maneuvering contained entirely on-site.

Article 8 of the Unified Development Code (UDC) contains requirements for the screening of outside storage. The required screening for outside storage at this location is a Type 3 (wood) fence along property lines. The existing six-foot (6') solid masonry wall along the perimeter satisfies the intent of Article 8 and provides sufficient screening from adjacent properties and the State Highway 161 right-of-way.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to four 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 proposal is consistent with the Future Land Use Map (FLUM), which designates this property as Light Industrial (LI).
- The proposal advances the 2018 Comprehensive Plan's economic development goals by adaptively utilizing an existing 13,054-square-foot warehouse and site.

Is the proposal compatible with its surroundings?

- The subject site is bound by compatible Light Industrial uses to the north, south, and west, with State Highway 161 to the east.
- The proposed low-speed electric golf cart staging and storage creates no land use conflicts, as operations exclude retail sales, major repairs, body work, painting, or outdoor vehicle washing.

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

- The proposal reinforces the established industrial and commercial character of the Hardrock Road and State Highway 161 intersection, which is characterized by logistics, distribution, fleet services, and heavy commercial operations.

What development characteristics of the proposal should be considered?

- The site has an existing Specific Use Permit (SUP-1044C) for a Trucking and Storage Terminal Facility. The proposed golf cart distribution and outside storage use represents a reduction in operational intensity compared to an active semi-truck terminal.
- Activities are restricted strictly to staging, battery charging, and pre-delivery preparation.
- Because the facility serves as a wholesale distribution hub without direct sales to the general public, it generates no customer vehicular trips or pedestrian foot traffic.
- The 200-foot by 200-foot storage area is positioned south of the warehouse building and set back toward the rear of the property away from the public street frontage.
- The property is enclosed by an existing six-foot perimeter masonry wall that provides complete screening for the site.
- All delivery truck loading, unloading, and staging operations are accommodated entirely on-site, preventing overflow queuing or maneuvering conflicts within public rights-of-way.

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. Outside storage shall be confined to the 200-foot by 200-foot designated area shown on Exhibit B – Site Plan and limited to the storage of golf carts.
3. On-site major mechanical repairs, body work, vehicle painting, and vehicle washing shall be prohibited.
4. On-site retail sales of golf carts, accessories, or equipment to the general public shall be prohibited.

ATTACHMENTS / SUPPORTING DOCUMENTS:

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

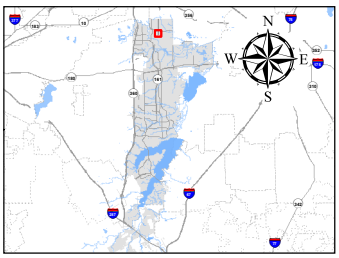
CASE LOCATION MAP
SUP-26-
3025 HARDR

Item6.



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: 10/8/2026

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in THE HEIRS OF BBB & CRR RAILROAD SURVEY, ABSTRACT NO. 202, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 3, Block A, Matt M. LaVail addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 97246, Page 211, Deed Records, Dallas County, Texas, and being all of the same tract of land as described in deed to Kanishka Chaugai, recorded in County Clerk's File No. 201800171562, Official Public Records Dallas County, Texas O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Southwest corner of said Lot 3, Block A, said iron rod being situated in the East right-of-way line of Hardrock Road (variable width right-of-way) and being situated at the Northwest corner of Lot 1, Block A, Mize Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in County Clerk's File No. 201600252099, O.P.R.D.C.T.;

THENCE North 01 deg 44 min 00 sec West, departing the North line of said Lot 1, Block A and the South line of said Lot 3, Block A and along said East right-of-way line, a distance of 465.11 feet to a 1/2-inch iron rod found for corner, said iron rod being the Southwest corner of Lot 1, Block 1, Truck Max Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in County Clerk's File No. 202200292017, O.P.R.D.C.T. and being the Northwest corner of said Lot 3, Block A;

THENCE North 88 deg 16 min 00 sec East, departing the East right-of-way line of said Hardrock Road and along the common line between said Lot 3, Block A and Lot 1, Block 1, a distance of 272.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the West right-of-way line of said N. State Highway 161;

THENCE South 05 deg 12 min 59 sec East, departing said common line and along said West right-of-way line, a distance of 77.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

;THENCE South 00 deg 31 min 22 sec East, continuing along said West right-of-way line, a distance of 393.42 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the North line of said Lot 1, Block A;

THENCE South 89 deg 32 min 00 sec West, departing said West right-of-way line and along the common line of said Lot 3, Block A and Lot 1, Block A, a distance of 269.41 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.943 acres or 128,177 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of July, 2025, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOTES:

The building is wholly within building restriction lines established by plat, other recorded documents or local zoning ordinances.

At the time of the survey, there were no visible encroachments, except as shown hereon.

At the time of the Survey, there was no observable evidence of any cemeteries, grave sites of burial grounds on the Property.

At the time of the Survey there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Based upon an on-the-ground survey, the driveway locations and/or access points shown hereon provide the Subject Property with access to Hardrock Road and N. State Highway 161, dedicated public street(s) or highway(s). The surveyor cannot certify that these access points are legally conforming or approved driveway locations per State and Local governmental agency regulations.

At the time of the Survey, there were no wetland delineation markers observed.

The metes and bounds parcel described on this Survey are contiguous and there are no gaps, gores or overlaps, and forms a mathematically closed figure.

The land described and shown hereon, is the same land as described in Title commitment prepared by Old Republic National Title Insurance Company, issued July 21, 2025, with an effective date of July 13, 2025, GF No. 25002984.

There are no offsite easements listed in the Title Commitment with an effective date of July 13, 2025.

Regarding Table A, Item 17, proposed changes in street right-of-way lines, if such information is made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

ZONING:
According to the "Draft Zoning Report", prepared by Partner, dated August 5, 2025, the subject property is zoned LI (Light Industrial District), and has the following requirements:

Building Setbacks:
Minimum Front Setback: 25 feet
Minimum Side Setback: If building Height is less than 25 feet=10 feet, if less than 35 feet=15 feet, if more than 35 feet=25 feet. (15 feet required)
Minimum Rear Setback: 10 feet

Building Height:
Maximum building height, 50 feet

Floor Area Ratio:
1:1

Parking Requirements:
For Warehouse Use - 0-25,000 Square Feet=1 space per 1,000 Square feet and greater=20 spaces plus 1 space per 5,000 Square Feet.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued July 21, 2025 by Old Republic National Title Insurance Company bearing an effective date of July 13, 2025, GF# 25002984.

1. The property is subject to the following restrictive covenants of record itemized below:

As set forth in Volume 97246, Page 211, Deed Records, Dallas County, Texas. (Affects blanket)

2-10e. Intentionally omitted by Surveyor.

10f. The following matters reflected on the recorded plat filed in Volume 97246, Page 211, Deed Records, Dallas County, Texas:

Utility & Drainage easement twenty (20) feet wide along the East property line. (Affects as shown)
Drainage & utility easement fifteen (15) wide along the South property line, and as set forth in instrument recorded in Volume 83234, Page 4540, Deed Records, Dallas County, Texas. (Affects as shown)
Access easement thirty (30) feet x forty (40) feet in the Northwest portion of the property. (Affects as shown)
Detention pond easement one hundred (100) feet x one hundred (100) feet in the Southeast portion of the property. (Affects as shown)
Building set back line twenty-five (25) feet wide along the West property line. (Affects as shown)

10g-10j. Intentionally omitted by Surveyor. (These are not Survey related items)

10k. Ordinance No. 71-100 by the Joint Airport Zoning Board of the Dallas-Fort Worth Regional Airport, a certified copy of which is recorded in Volume 82173, Page 178, Deed Records, Dallas County, Texas. (Affects blanket)

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S CERTIFICATION

To: Triten Real Estate Holdings LLC, a Delaware limited liability company; Old Republic National Title Insurance Company; AG-TREP ISF Portfolio Parent III, L.P., a Delaware limited partnership; and AG-TREP Hardrock Road Property Owner, L.P., a Delaware limited partnership.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 17, and 19 of Table A thereof. The fieldwork was completed on 07/18/2025.

9/8/25

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
ljlueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

STATE OF TEXAS
REGISTERED
LEONARD JAY LUEKER
5714
PROFESSIONAL
LAND SURVEYOR

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes the expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

No.	DATE	REVISION	APPROV
3	08.25.2025	certified parties added	LJL
2	08.19.2025	comments	LJL
1	08.15.2025	comments, add title & zoning, revise bdy	LJL

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Surveyors No. 100800 Civil Engineers No. 2351
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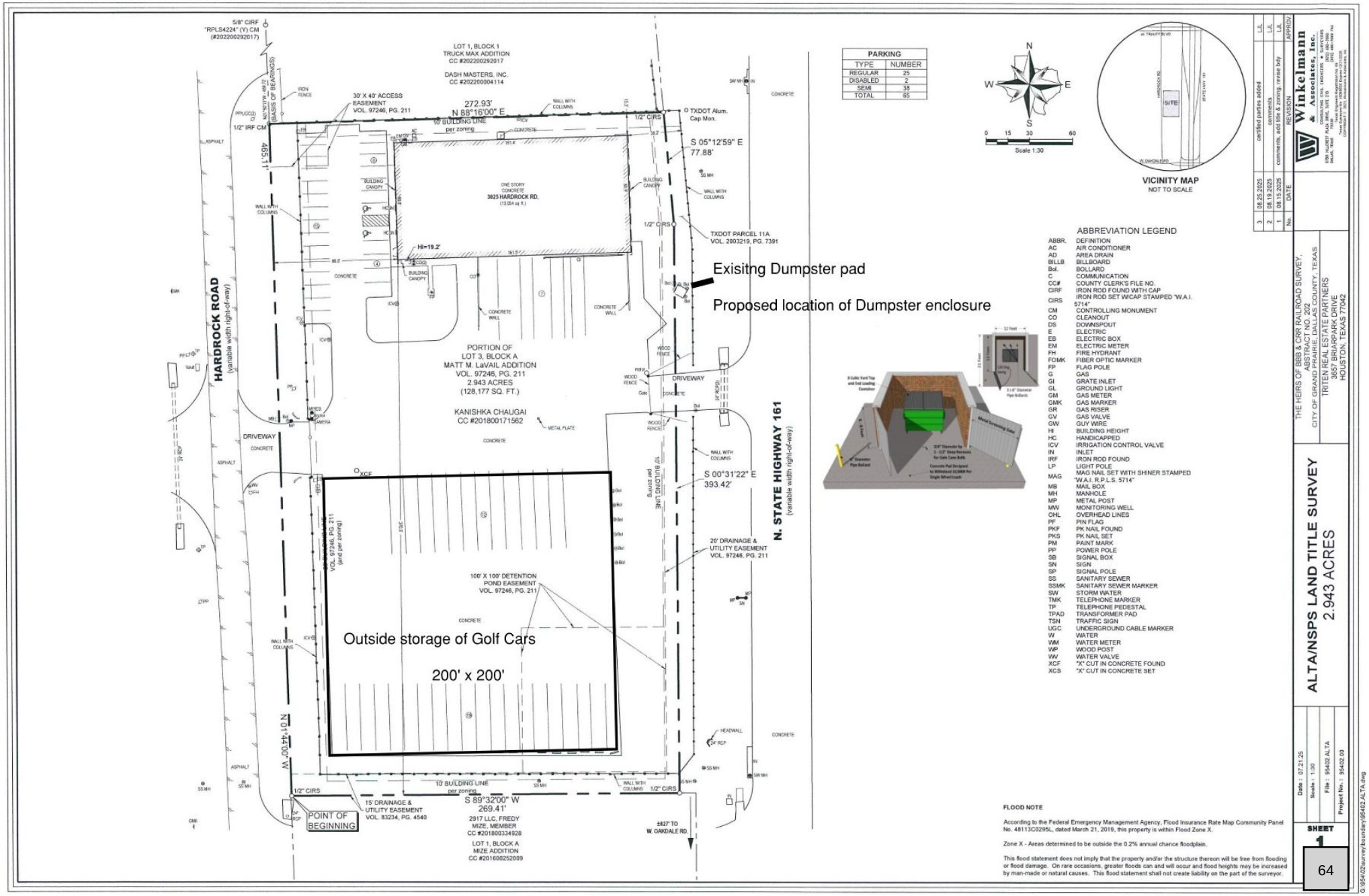
THE HEIRS OF BBB & CRR RAILROAD SURVEY, ABSTRACT NO. 202
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
TRITEN REAL ESTATE PARTNERS
3857 BRIARPARK DRIVE
HOUSTON, TEXAS 77042

ALTA/NSPS LAND TITLE SURVEY
2.943 ACRES

Date : 07.21.25
Scale : N/A
File : 95402 ALTA
Project No. : 95402.00

SHEET 2 OF

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PARKING	
TYPE	NUMBER
REGULAR	25
DISABLED	2
SEMI	38
TOTAL	65

VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
AD	AREA DRAIN
BILLB	BILLBOARD
Bd.	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
MW	MONITORING WELL
OHL	OVERHEAD LINES
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SSMK	SANITARY SEWER MARKER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0295L, dated March 21, 2019, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

No.	DATE	REVISION	APPROV
3	08.25.2025	certified parties added	LJL
2	08.19.2025	comments	LJL
1	08.13.2025	comments, add title & zoning, revise bdy	LJL

Winkelmann & Associates, Inc.
CIVIL ENGINEERS ▪ SURVEYORS
1781 RUDKIN PLACE, SUITE 110
Lewisville, Texas 75077
(972) 436-1166 FAX

THE HEIRS OF BBB & CRR RAILROAD SURVEY, ABSTRACT NO. 202
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
TRITEN REAL ESTATE PARTNERS
3857 BRIARPARK DRIVE
HOUSTON, TEXAS 77042

ALTA/NSPS LAND TITLE SURVEY
2.943 ACRES

Date - 07.21.25
Scale - 1:30
File - 95402 ALTA
Project No. - 95402.00

SHEET 1

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Detailed Operations Plan - 3025 Hardrock

Proposed Use: Golf Car Distribution, Storage, & Administrative Facility

1. Project Overview & Proposed Use

The facility will serve as a centralized distribution, storage, charging, and administrative hub supporting a network of retail golf car stores throughout the Dallas–Fort Worth (DFW) metroplex. Primary activities include:

- Receipt of new retail golf cars via truck delivery.
- outdoor short-term storage of golf cars pending distribution to retail locations.
- Storage of golf car accessories and related inventory for distribution to retail stores.
- On-site storage, charging, and staging of a rental fleet of golf cars.
- Loading and trucking of retail and rental golf cars to company retail stores and off-site event locations as booked.
- Administrative office functions supporting the above operations.

This is warehouse **/ vehicle staging / distribution / office** use. No on-site retail sales to the general public, no vehicle repair or maintenance shop (beyond basic charging and staging), and no heavy industrial activity are proposed. Staging includes inspecting the vehicles for any physical damages and recording its current **Staging** means positioning ready-to-rent carts so they are charged, inspected, and available for immediate driver pickup or assignment. All washing is done in our retail stores or offsite at events.

2. Nature of On-Site Activities & Operations

Receiving

- Delivery trucks arrive with new golf cars and accessory inventory.
- Vehicles are unloaded at designated loading docks or designated outdoor staging areas and moved into secure storage.

Storage

- Retail golf cars are stored primarily outdoor areas pending shipment to retail stores.

- Golf car accessories (covers, seats, small parts, etc.) are stored in the warehouse on racking or in designated storage areas.
- Rental fleet vehicles are stored and staged on-site.

Distribution / Dispatch

- Company trucks or contracted carriers load golf cars and accessories for delivery to retail stores across the DFW metroplex.
- Rental fleet vehicles are loaded and transported to stores or temporary off-site event locations as bookings occur, then returned to the facility.

Administrative

- Office space is used by administrative, logistics, inventory, and management staff for scheduling, inventory control, customer coordination (via phone/email), and general business operations.

No manufacturing, body work, or major mechanical repair will occur on-site.

Staff

- **This location will house 15 – 20 employes**

3. Hours of Operation

- **Typical operating hours**: Monday–Friday, 7:00 a.m. – 6:00 p.m.
- **Weekend operations**: Limited (Saturday 8:00 a.m. – 2:00 p.m. as needed for peak season or special events).
- **After-hours**: Occasional after-hours loading or charging may occur; no 24-hour public access or continuous heavy trucking is planned. Security lighting and monitoring will be provided.
- Delivery and outbound truck activity will be scheduled primarily during daytime hours to minimize impacts on surrounding properties.

4. Vehicle Storage, Inventory & Duration

- **Retail golf cars**: Stored short- to medium-term (typically days to a few weeks) until distributed to retail stores.
- **Accessories**: Stored in warehouse inventory on a normal wholesale/distribution cycle.

- **Rental fleet**: Continuously based on-site when not deployed to stores or events; rotated as bookings occur.
- Vehicles are low-speed electric golf cars / personal electric vehicles (not highway trucks, construction equipment, or salvage vehicles).

5. Traffic Generation & Circulation

- **Inbound**: Periodic delivery trucks bringing new golf cars and accessories (typically box trucks or similar; frequency dependent on inventory needs—estimated several times per week during normal operations, higher during peak season).
- **Outbound**: Company or contracted trucks transporting golf cars and accessories to retail stores and events (daily or near-daily during busy periods, but low overall volume compared with large distribution centers).
- Employee and visitor trips: Limited to staff vehicles and occasional vendor or service visits.
- All loading/unloading will occur on-site. Adequate stacking and maneuvering space will be provided so that trucks do not queue on public streets.

6. Parking, Loading & Site Circulation

- Designated loading docks or loading zones sized for the delivery and outbound trucks used in the operation.
- Internal circulation designed for safe movement of golf cars and delivery vehicles.
- Adequate fire lane access and emergency vehicle circulation will be maintained.

7. Environmental, Noise, Safety & Nuisance Controls

- **Noise**: No heavy manufacturing, outdoor amplification, or continuous high-noise activity.
- **Lighting**: Security and operational lighting will be shielded and directed downward to minimize glare on adjacent properties.
- **Stormwater / Drainage**: Site will comply with all applicable stormwater management and water quality requirements.
- **Fire / Electrical Safety**: Charging infrastructure will meet applicable electrical, fire, and building codes.
- **Security**: Fencing, controlled access, lighting, and monitoring appropriate for vehicle and inventory storage.

- No hazardous materials storage beyond normal quantities associated with electric vehicle batteries and minor maintenance supplies (handled in accordance with all regulations).

This operations plan is intended to provide the City with a clear understanding of the proposed day-to-day activities, intensity of use, and measures to protect surrounding properties and the public.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Hina Siddiqui, Planner

TITLE: SUP-26-07-0016 - Specific Use Permit/Site Plan - Dutch Bros at 2380 W Camp Wisdom (City Council District 6). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.3 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-283 District, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd

APPLICANT: Larae Tucker, Deaco Group LLC

REQUESTED ACTION: Consider the request for a Specific Use Permit/Site Plan for a restaurant with a drive-through.

SUMMARY:

Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.3 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-283 District, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd.

PURPOSE OF REQUEST:

The applicant intends to construct a drive-through restaurant on 1.3 acres for Dutch Bros. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP).

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

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-283	Parking/Undeveloped
South	PD-267	Camp Wisdom Rd/Undeveloped
West	PD-283	Circle K Convenience Store and Gas
East	PD-283	Multi-Tenant Retail Center

HISTORY:

- March 15, 2022: City Council approved SUP-1128 for a restaurant with a drive-through within the Lake Ridge Corridor Overlay district (Case No. SUP-22-01-0027). The SUP expired in 2023.
- February 18, 2003: City Council approved a zoning change, creating Planned Development District No. 283 for General Retail Uses (Case No. Z021202).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed development features a 986-square-foot Dutch Bros Coffee shop with 11 parking spaces and 500-square-feet of outdoor waiting area. The proposed development will include two drive aisles with one fulfillment lane at the window, a bypass lane, and no indoor or outdoor seating provided. Customer orders are taken in the queue by staff utilizing handheld tablets, while menu boards are for viewing only. Mobile orders are picked up directly at the walk-up service window. Operating hours are proposed from 5:00 a.m. to 11:00 p.m. daily, with peak customer hours occurring between 8:00 a.m. and 1:00 p.m. The business will employ approximately 27 employees across three daily shifts.

Per Article 4 of the Unified Development Code (UDC), a drive-through lane for a Drive-Through Restaurant Establishment must provide a minimum of six stacking spaces for the queuing of automobiles prior to the ordering area or structure. The proposed site plan complies with this standard by showing six or more stacking spaces for the queuing of vehicles prior to the pickup window.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-283 and Article 6 of the Unified Development Code (UDC). The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	54,432	Yes
Min. Lot Width (Ft.)	50	165.3	Yes
Min. Lot Depth (Ft.)	100	254.5	Yes
Front Setback (Ft.)	55	55	Yes
Side Setback (Ft.)	10	10	Yes
Max. Height (Ft.)	25	24	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.02:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the Unified Development Code (UDC). Appendix F states that the parking calculations in Article 10 shall serve as parking maximums. The number of parking spaces shall not exceed the parking maximum without approval by the City Council and a compensatory measure from Appendix F. The applicant is providing reduced size parking spaces reserved for compact cars as a compensatory measure.

Table 3. Parking Summary

Standard	Allowed (Maximum)	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.)	5	11	Variance
50% of parking spaces above the maximum shall be of reduced size (8 Ft. by 16 Ft.) and reserved for compact cars	3	3	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the Unified Development Code (UDC). Table 4 below summarizes the landscape requirements. The applicant is requesting a variance to reduce the required street trees due to limited frontage width and site circulation constraints along W. Camp Wisdom Road. As a compensatory measure, the development provides more than two times the required landscape area.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	5,444	13,774	Yes
Front Yard (75% of Required)	4,083	6,676	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	14	10	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	11	7	Variance
Parking Lot Trees (1 per 5 Spaces)	3	3	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	109	210	Yes
Flowering and Colorful Plants (15%)	82	83	Yes

Building Design

Appendix F of the Unified Development Code (UDC) generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. The proposed building materials include brick masonry, sand-pebble finish stucco, fiber cement siding, metal awnings, and an architectural metal canopy.

Appendix F allows use of accent materials on 10% of each elevation. The facade incorporates corporate branding colors through high-contrast blue accents more than 10% of each elevation. The applicant has provided the following additional architectural features as compensatory measures.

<u>Features provided:</u>

- Accent lighting
- Planters
- Spandrel glazing

Appendix F contains two window requirements. The first is that facades shall consist of windows in an area equal to 50% of the overall vertical surface of all facades or equal to 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. Appendix F requires that canopies/awnings account for 25% of the length of all four facades. Table 5 summarizes the window and canopy requirements below.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Meets
South Facade	30%	10%	Variance
Total Length	50%	24%	Variance
Total Canopy	25%	63%	Yes

Appendix F Checklist

Appendix F of the Unified Development Code (UDC) requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 12.5 Menu Items, which meets the required number of items.

Table 6. Appendix F Menu Items	
Category	Amenity
Site Design and Building Orientation	100% Parking Behind (1.5)
Site Design and Building Orientation	Parking Lot Trees
Building Design	Materials Mix
Building Design	Color Contrast
Building Design	Roof Profile Variation
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers (0.5)
Healthy, Smart & Sustainable Community	Recycling Program (0.5)
Alternative Compliance	Spandrel Glazing*
Alternative Compliance	Enhanced Plantings*
Alternative Compliance	Enhanced Lighting*
Alternative Compliance	Bike Parking*

VARIANCES:

The applicant is requesting the following variances:

1. Number of Parking Spaces – Variance to the maximum allowed parking space of five to allow 11 parking spaces.
2. Total Street Trees – Variance to the requirement to provide 11 street trees to allow seven.
3. Total Street, Buffer, Parking, and Pedestrian Walkway Trees – Variance to the requirement to provide 14 total street, buffer, parking, and pedestrian walkway trees to allow ten.
4. Accent Color – Variance to the Appendix F requirement of a maximum allowed accent color of 10% on each elevation to allow 22% on the north, 43% on the south, and 32% on the west elevation.
5. Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 24% of the length of all facades.

6. Windows on South Facade – Variance to the requirement that windows account for 30% of the south facade to allow the windows to account for 10% of the south facade.

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to 14 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 City's Future Land Use Map (FLUM) designates this property for Commercial/Retail/Office uses. The proposal directly aligns with this designation, ensuring the land is utilized in a manner consistent with the City's long-term growth and land-use goals.
- The project advances Goal H.22 Support Retail Recruitment and Property Upkeep on page 81 of the EPICenter Plan by introducing a new commercial amenity to an undeveloped commercial tract, sustaining the economic vitality and commercial momentum of the Lake Ridge Corridor.

Is the proposal compatible with its surroundings?

- The subject site is bounded by compatible commercial development to the east and west along W. Camp Wisdom Road and within the Lake Ridge Parkway corridor.
- The single-story building footprint and masonry architecture complement surrounding multi-tenant retail and freestanding dining establishments.

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

- The proposal reinforces the established commercial and dining pattern emerging at the Lake Ridge Parkway and Camp Wisdom Road intersection, aligning with recent drive-through restaurant approvals including the Chipotle development to the southwest.
- The development infills an existing commercial pad within an active retail corridor.

What development characteristics of the proposal should be considered?

- The dual-lane drive-through wraps around the northern and western perimeter of the parcel, positioning the pickup window and ordering queue behind the building and interior drive aisles to screen vehicle stacking from W. Camp Wisdom Road.
- While requesting a variance to reduce street trees due to constrained frontage width, the development offsets this reduction by providing an expansive landscaped area with abundant native shrubs and pollinator-friendly plantings. This enhanced green space is complemented by

built-in masonry planters featuring seasonal flowers and integrated column downlighting at the pedestrian canopy, elevating the visual character of the Lake Ridge Corridor.

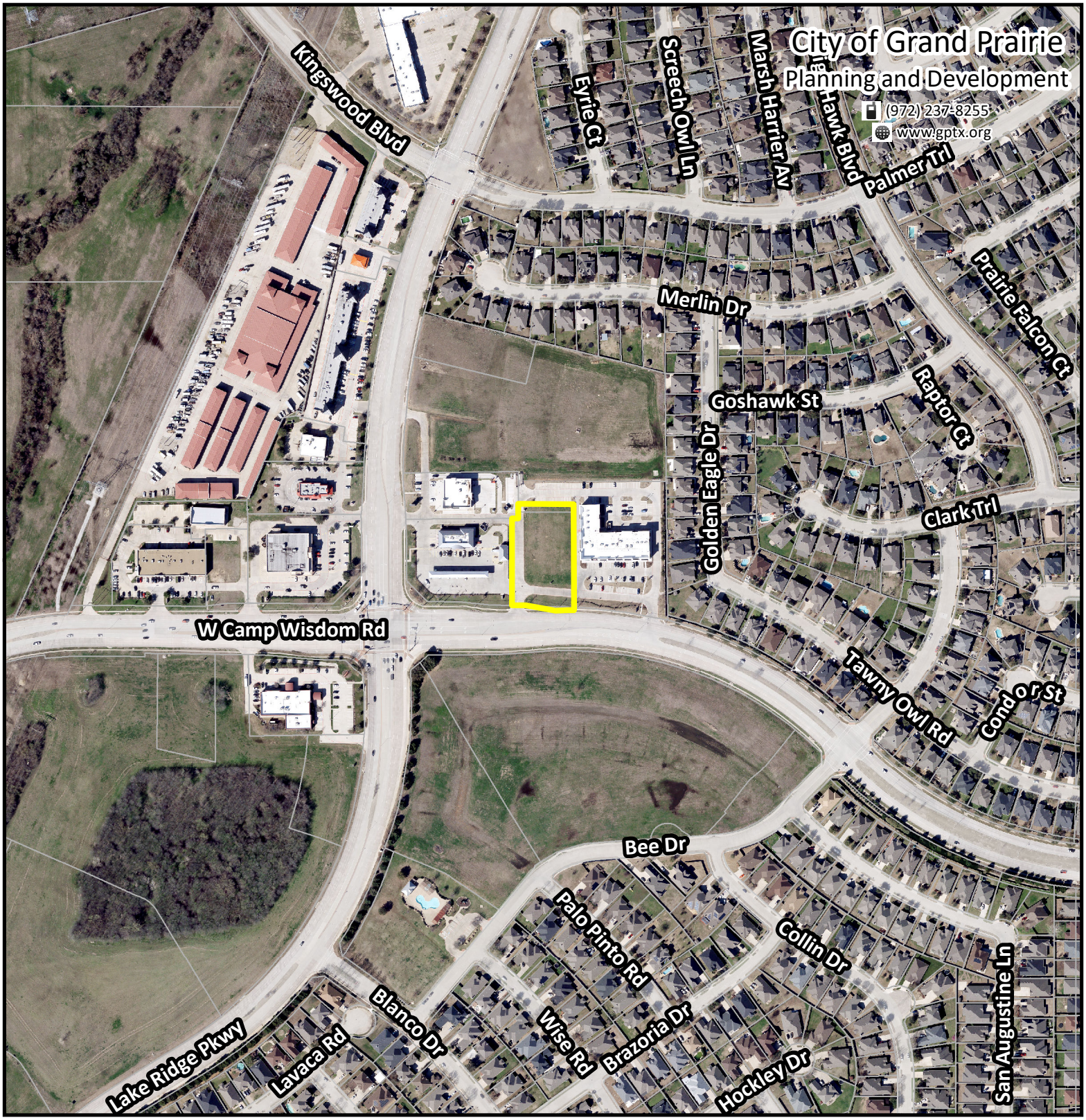
ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Boundary Description
2. Exhibit B – Site Plan
3. Exhibit C – Landscape Plan
4. Exhibit D – Building Elevations
5. Exhibit E – Appendix F Checklist

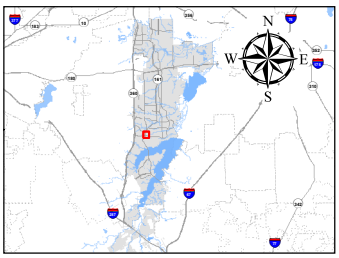
Exhibit A - Boundary Description
Page 1 of 2

CASE LOCATION MAP
SUP-26-
2380 W CAMP WISD

Item7.



Location
Street Center Line
Parcels

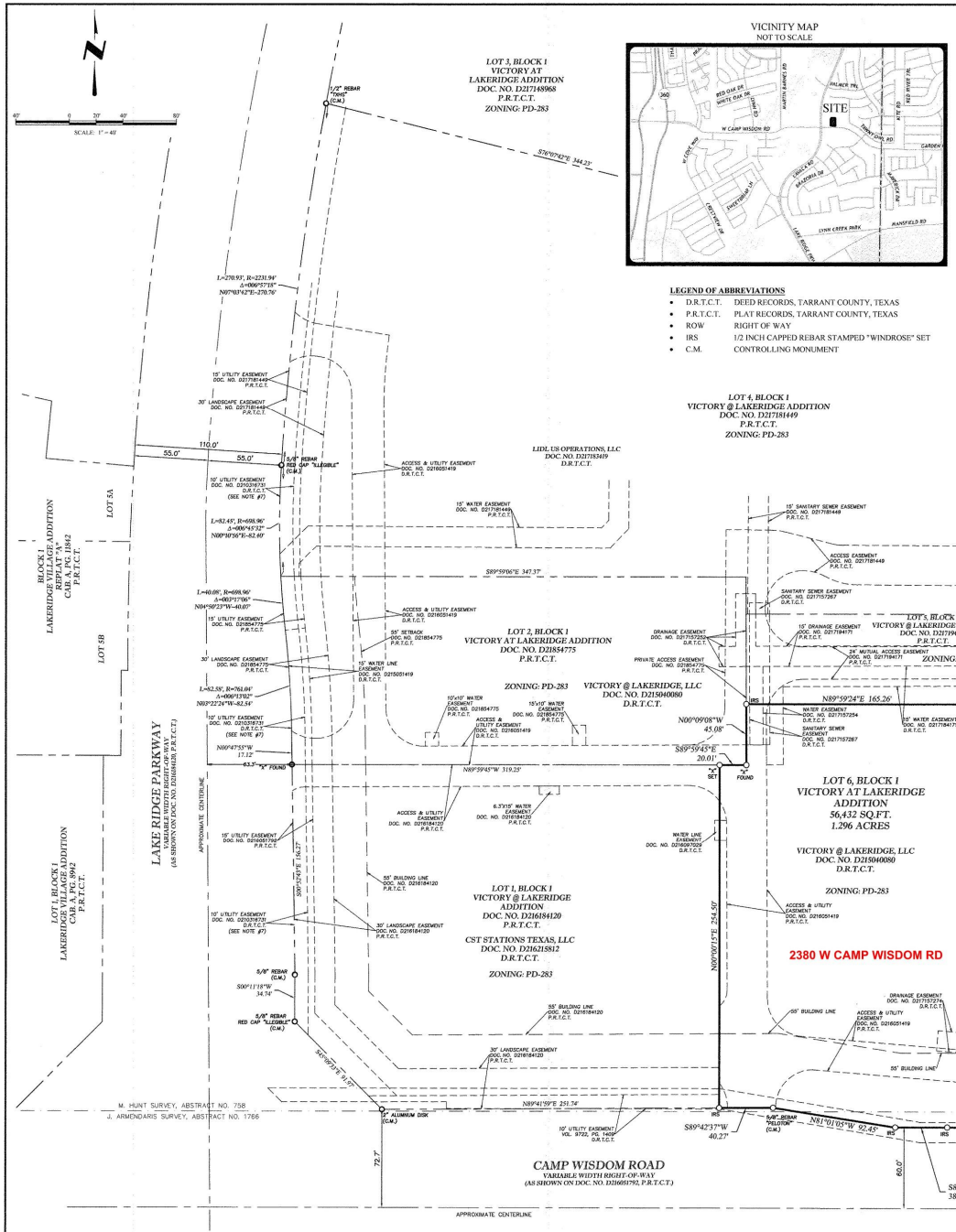


0 0.1 Miles

Grand Prairie TEXAS
PLANNING
Date: 9/24/2026

75

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.



VICINITY MAP
NOT TO SCALE

LEGEND OF ABBREVIATIONS

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

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

LAURA ZEBROSKY
Notary Public, State of Texas
Comm. Expires 05-19-2022
Notary ID 131573969-9

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0370 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is create 1 platted lot from a previously unplatted tract of land.
5. Zoning Classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. 10' Utility Easement recorded in Document No. D210316731, Deed Records, Tarrant County, Texas is associated with a temporary construction easement for the construction of Lake Ridge Parkway and to terminate upon completion of Lake Ridge Parkway.

STATE OF TARRANT §
COUNTY OF TARRANT §

WHEREAS, Victory @ Lakeridge, LLC is the owner of a 1.296 acre tract of land situated in the City of Grand Prairie, Tarrant County, Texas, being a tract of land situated in the M. Hunt Survey, Abstract No. 758, and in the J. Armendaris Survey, Abstract No. 1766, in Tarrant County, Texas, being a portion of that same tract of land described to Victory @ Lakeridge, LLC by deed recorded in Document No. D215040080 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (U.S. Foot) with a combined scale factor of 1.00012):

BEGINNING at an 5/8 inch rebar with a cap stamped "Peloton" found for the easternmost Southwest corner of Lot 5, Block 1 of Victory @ Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Document No. D217194171, Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being the Southeast corner of the herein described tract, lying on the North right-of-way line of Camp Wisdom Road (variable width right-of-way), and being the beginning of a curve to the left, having a central angle of 00 Degrees 51 Minutes 17 Seconds, a radius of 1190.00 feet and a chord bearing and distance of North 89 Degrees 47 Minutes 29 Seconds West, 17.75 feet;

THENCE, in a westerly direction, with the North right-of-way line of said Camp Wisdom Road, and along said curve to the left, an arc length of 17.75 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner;

THENCE South 89 Degrees 56 Minutes 27 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 38.77 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner;

THENCE North 81 Degrees 01 Minutes 05 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 92.45 feet to a 5/8 inch rebar with a cap stamped "Peloton" found for corner;

THENCE South 89 Degrees 42 Minutes 37 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 40.27 feet to a 1/2 inch rebar found for the Southeast corner of Lot 1, Block 1 of Victory @ Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216184120, P.R.T.C.T., same being the Southwest corner of the herein described tract;

THENCE North 00 Degrees 00 Minutes 15 Seconds East, departing the North right-of-way line of said Camp Wisdom Road, with the East line of said Lot 1, a distance of 254.50 feet to an "X" set on concrete for the Northeast corner of said Lot 1, and lying on the South line of Lot 2, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D218154775, P.R.T.C.T., from which an "X" found on concrete for the Northwest corner of said Lot 1 and the Southwest corner of said Lot 2 bears North 89 Degrees 59 Minutes 45 Seconds West, a distance of 319.25 feet;

THENCE South 89 Degrees 59 Minutes 45 Seconds East, with the South line of said Lot 2, a distance of 20.01 feet to an "X" found on concrete for the Southeast corner of said Lot 2, same being an interior "ell" corner of the herein described tract;

THENCE North 00 Degrees 09 Minutes 08 Seconds West, with the East line of said Lot 2, a distance of 45.08 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for the westernmost Southwest corner of said Lot 5;

THENCE North 89 Degrees 59 Minutes 24 Seconds East, departing the East line of said Lot 2, with the westernmost South line of said Lot 5, a distance of 165.26 feet to a 5/8 inch rebar with a cap stamped "Peloton" found for an interior "ell" corner of said Lot 5, same being the Northeast corner of the herein described tract;

THENCE South 00 Degrees 32 Minutes 11 Seconds East, with the most southerly West line of said Lot 5, a distance of 313.88 feet to the **POINT OF BEGINNING** and containing 56,432 square feet or 1.296 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

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

VICTORY AT LAKERIDGE, LLC, a Texas limited liability company

By: _____
Kris Ramji, Chief Operating Officer

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of October 2018.

Notary Public in and for the State of Texas

PAIGE KIRKMAN
Notary Public, State of Texas
Comm. Expires 01-30-2022
Notary ID 129694124

GRand Prairie TEXAS
Official Address Assignment
11/30/2018 12:05:10 PM

GRand Prairie TEXAS
PLAT APPROVAL DATE: 10/1/18
THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.
CHAIRPERSON
CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

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

SURVEYOR
WINDROSE LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 101194331 | WINDROSESERVICES.COM

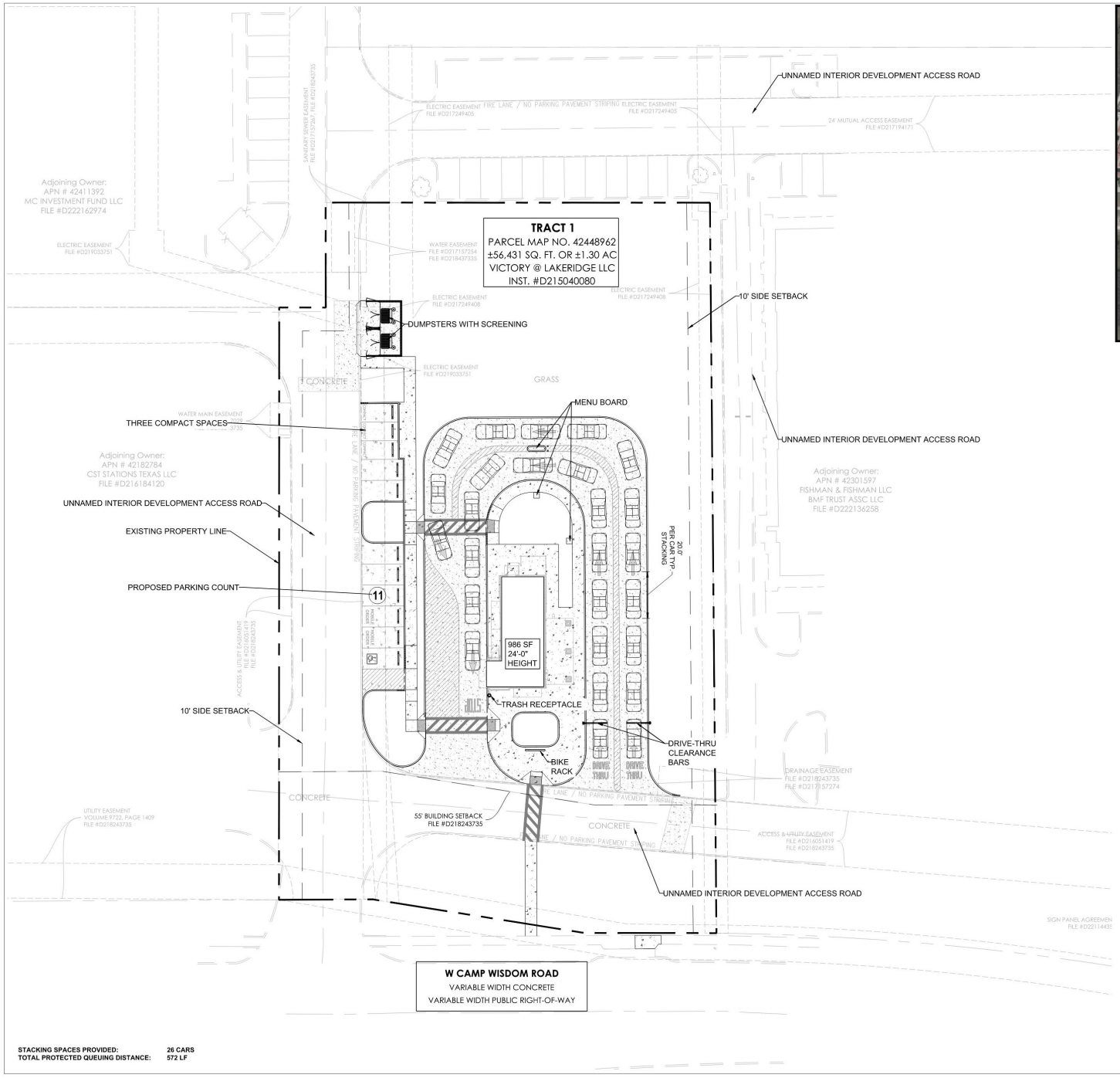
ARTHUR LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

OWNER/DEVELOPER
VICTORY AT LAKERIDE, LLC
825 W. ROYAL LANE,
SUITE 250
IRVING, TX 75039

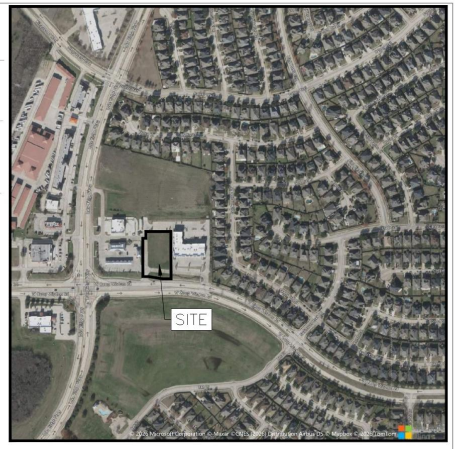
FINAL PLAT
VICTORY AT
LAKERIDGE ADDITION
LOT 6, BLOCK 1
1.296 ACRES OUT OF THE
M. HUNT SURVEY, ABSTRACT NO. 758
& THE J. ARMENDARIS SURVEY,
ABSTRACT NO. 1766
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS
CASE NO. P181003
-- AUGUST 2018 --

DRAWN BY: E.R. DATE: 08/06/2018 CHECKED BY: T.M.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____



STACKING SPACES PROVIDED: 26 CARS
TOTAL PROTECTED QUEUING DISTANCE: 572 LF



Site Map

SCALE: 1" = 400'

TABLE 1. SITE PLAN DATA SUMMARY

STANDARD	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA (SQ FT)	5,000	54,432	YES
MIN. LOT WIDTH (FT)	50	165.3	YES
MIN. LOT DEPTH (FT)	100	254.5	YES
FRONT SETBACK (FT)	55	55	YES
SIDE SETBACK (FT)	10	10	YES
MAX HEIGHT (FT)	25	24	YES
MAX FLOOR AREA RATIO (FAR)	0.35 : 1	0.02 : 1	YES

TABLE 2. PARKING SUMMARY

STANDARD	REQUIRED	PROVIDED	COMPLIANCE
RESTAURANT PARKING (1 SPACE PER 100 SQ FT OF DINING AND WAITING AREA)	5	11*	VARIANCE
50% OF PARKING SPACES ABOVE THE MAX SHALL BE OF REDUCED SIZE (8FT X 16FT) AND RESERVED FOR COMPACT CARS	3	3	YES

* PARKING CALCULATION BASED UPON 500 SF OF OUTDOOR WAITING AREA

TABLE 3. ZONING SUMMARY

ZONING	PD-283 AND GR (GENERAL RETAIL)
OVERLAY DISTRICT	LAKE RIDGE CORRIDOR
LOT AREA	56,431 SF (1.30 AC)
BUILDING AREA	986 SF
PROPOSED USE	RESTAURANT WITH DRIVE-THRU

GRAPHIC SCALE

20 0 10 20 40 80

1" = 20'-0"

NORTH

NAD 83
NAVD 88

CAUTION!!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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DIVERSIFIED ARCHITECTURAL CONSULTING
615 South College Street, Suite 1600
Charlotte, NC 28202
T: 704.525.6359
www.littleonline.com

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STAMP

KRISTEN L. SPEARS
REGISTERED LANDSCAPE ARCHITECT
3916
STATE OF TEXAS

DUTCH BROS COFFEE

DUTCH BROS COFFEE - TX1911
NEW FREESTANDING STORE

2380 W CAMP WISDOM ROAD
GRAND PRAIRIE, TX 75052
DALLAS COUNTY

ANNIHILATOR A1

#	Date	Issue/Description

Project No: 1222428600
Drawn By: MA, JB
Checked By: MVS, CC
Date: 10/09/2026
City Vault File Number: XXXXXXX

SITE LAYOUT PLAN

© 2023 DB [illegible] LLC

Item7.

LANDSCAPE REQUIREMENTS

A. REQUIRED LANDSCAPED AREA
TOTAL SITE PLAN AREA: 54,432 SF

AREA REQUIRED: 5,444 SF | 10% OF TOTAL SITE PLAN (LAKE RIDGE CORRIDOR OVERLAY)
AREA PROVIDED: 13,774 SF (25%)

TREES REQUIRED: 11 | (1) 3" CAL. TREE PER 500 SF
TREES PROVIDED: 15 TREES

SHRUBS REQUIRED: 109 | (1) 5 GAL. SHRUB PER 50 SF
SHRUBS PROVIDED: 210 SHRUBS

B. REQUIRED FRONTAGE LANDSCAPING
AREA REQUIRED: 4,083 SF | 75% OF ALL REQUIRED LANDSCAPING SHALL BE LOCATED IN THE FRONT YARD BETWEEN THE BUILDING LINE AND THE FRONT PROPERTY LINE.
AREA PROVIDED: 6,676 SF

C. STREET TREES
REQUIRED: CAMP WISDOM ROAD (ARTERIAL STREET)
SPACING: 25' MIN. / 50' MAX.
STREET TREES PROVIDED: 7 STREET TREES, 25' SPACING

D. PARKING LOT SCREENING
REQUIRED: PARKING AREAS MUST BE SCREENED ALONG ALL STREETS BY MIN. 3' HIGH SOLID SHRUB HEDGE.
PROVIDED: FULL MIN. 3' HIGH SCREEN AROUND ALL PARKING AREAS.

E. PARKING LOT TREES
PARKING SPACES: 11
LOCATION: NO PARKING SPACE TO BE FURTHER THAN 100' FROM THE CENTER OF A TREE.
REQUIRED: 3 TREES | (1) 3" CAL. TREE PER 5 PARKING SPACES.
TREES PROVIDED: 3 TREES

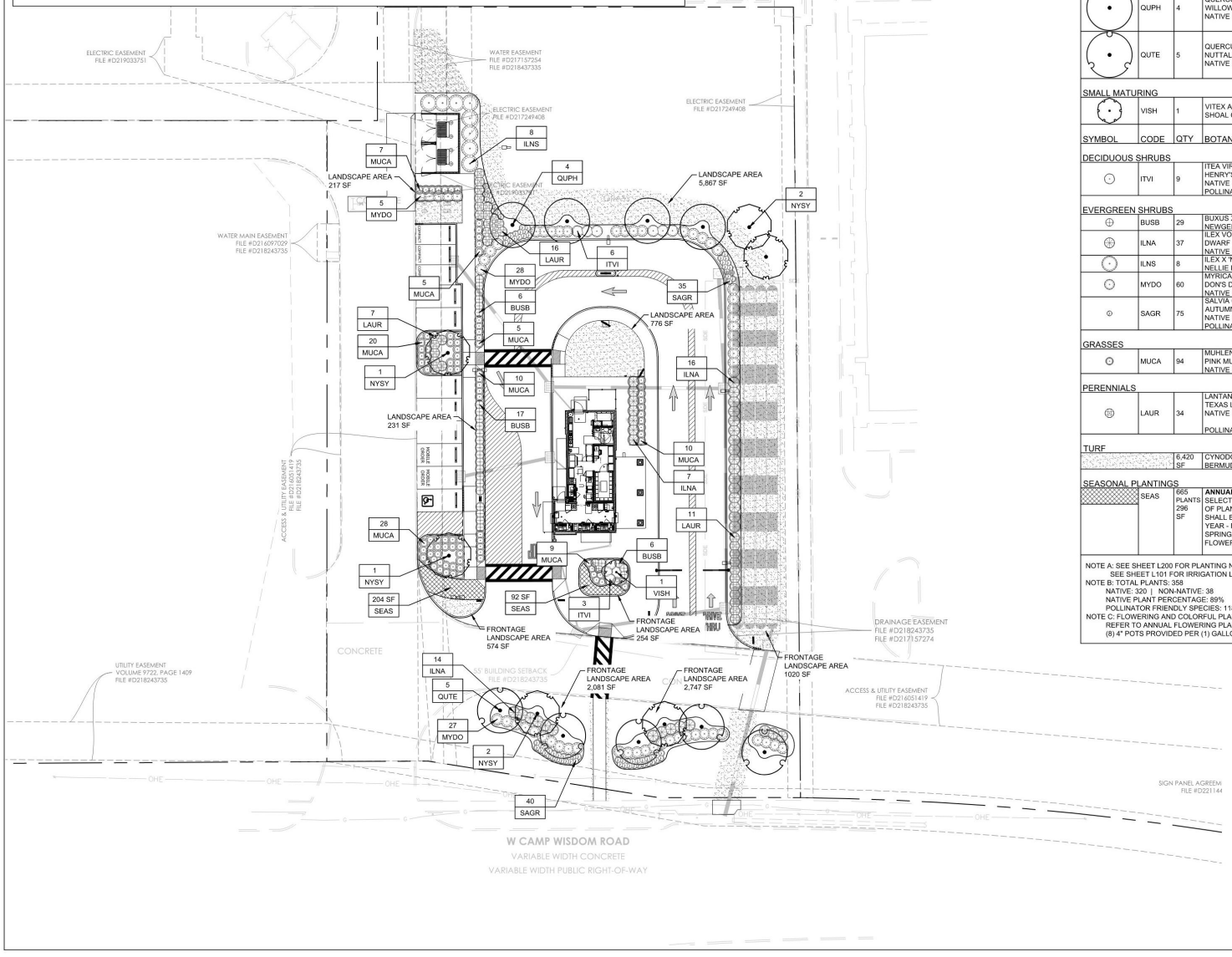
LANDSCAPE REQUIREMENTS TABLE

STANDARD	REQUIRED	PROVIDED	MEETS
LANDSCAPE AREA (SF)	5,444	13,774	YES
FRONT YARD (75% OF REQUIRED)	4,083	6,676	YES
TOTAL STREET, BUFFER, PARKING, AND PEDESTRIAN WALKWAY TREES	14	10 (SEE BELOW)	NO
STREET & BUFFER TREES (1/500 SF)	11	7 (VARIANCE)	NO
PARKING LOT TREES (1 PER 5 SPACES)	3	3	YES
SHRUBS (1 5-GAL. SHRUB PER 50 SF)	109	210	YES
POLLINATOR FRIENDLY FLOWERS (20% OF REQUIRED MATERIALS)	20%	32%	YES
NATIVE PLANTS	70%	89%	YES
FLOWERING & COLORFUL PLANTS [545 CONTAINER GALLONS OF SHRUBS REQUIRED]	82 GAL. 15% (OF REQ. SHRUBS)	83 GAL. 15%	YES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	SPACING
TREES							
	NYSY	6	NYSSA SYLVATICA BLACK GUM NATIVE SPECIES	B&B	3" MIN.	6` HT MIN.	
	QUPH	4	QUERCUS PHELLOS WILLOW OAK NATIVE SPECIES	B&B	3" MIN.	6` HT MIN.	
	QUTE	5	QUERCUS TEXANA NUTTALL OAK NATIVE SPECIES	B&B	3" MIN.	6` HT MIN.	
SMALL MATURING							
	VISH	1	VITEX AGNUS-CASTUS 'SHOAL CREEK' SHOAL CREEK CHASTE TREE	B&B	2" MIN.	4' HT. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**		**SPACING**
DECIDUOUS SHRUBS							
	ITVI	9	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE NATIVE SPECIES; POLLINATOR FRIENDLY FLOWERS	CONT.	5 GAL.		48" o.c.
EVERGREEN SHRUBS							
	BUSB	29	BUXUS X 'SB108' NEWGEN INDEPENDENCE® BOXWOOD	CONT.	5 GAL.		36" o.c.
	ILNA	37	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY NATIVE SPECIES	CONT.	5 GAL.		48" o.c.
	ILNS	8	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	CONT.	30" -36" HT. / SPR.		72" o.c.
	MYDO	60	MYRICA CERIFERA 'DON'S DWARF' DON'S DWARF WAX MYRTLE NATIVE SPECIES	CONT.	5 GAL.		48" o.c.
	SAGR	75	SALVIA GREGGII AUTUMN SAGE NATIVE SPECIES; POLLINATOR FRIENDLY FLOWERS	CONT.	5 GAL.		24" o.c.
GRASSES							
	MUCA	94	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS NATIVE SPECIES	CONT.	3 GAL.		36" o.c.
PERENNIALS							
	LAUR	34	LANTANA URTICOIDES TEXAS LANTANA NATIVE SPECIES; POLLINATOR FRIENDLY FLOWERS	1 GAL.			42" o.c.
TURF							
		6,420 SF	CYNODON DACTYLON BERMUDAGRASS	SOD			
SEASONAL PLANTINGS							
	SEAS	665 PLANTS 296 SF	**ANNUAL FLOWERING PLANTS** SELECT PLANTS ACCORDING TO TIMING OF PLANTING SEASON. ANNUAL PLANTS SHALL BE REPLACED (2) TIMES PER YEAR - FALL/WINTER & SPRING/SUMMER. FLOWERING AND COLORFUL PLANTS	CONT.	4" POTS		8" o.c.

NOTE A: SEE SHEET L200 FOR PLANTING NOTES AND PLANTING DETAILS.
SEE SHEET L101 FOR IRRIGATION LIMITS PLAN AND NOTES.
NOTE B: TOTAL PLANTS: 358
NATIVE: 320 | NON-NATIVE: 38
NATIVE PLANT PERCENTAGE: 89%
POLLINATOR FRIENDLY SPECIES: 118 PLANTS / 32%
NOTE C: FLOWERING AND COLORFUL PLANTS: 296 SF / 665 PLANTS / 83 GAL
REFER TO ANNUAL FLOWERING PLANTS IN PLANT SCHEDULE
(8) 4" POTS PROVIDED PER (1) GALLON OF REQUIRED PLANTS



GRAPHIC SCALE

20 0 10 20 40 80

1" = 20'-0"

NORTH

NAD 83
NAVD 88

CAUTION!!!

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REGISTERED LANDSCAPE ARCHITECT
KRISTEN L. SIKKENS
3816
STATE OF TEXAS

STP-26-07-0016

DUTCH BROS

DUTCH BROS COFFEE - TX1911
NEW FREESTANDING STORE
2380 W CAMP WISDOM ROAD
GRAND PRAIRIE, TX 75052
DALLAS COUNTY
ANNIHILATOR A1

#	Date	Issue/Description
1	07/31/2026	CITY COMMENTS
2	08/12/2026	CITY COMMENTS

Project No: 122428600
Drawn By: MA, JB
Checked By: MVS, CC
Date: 10/09/2026
City Vault File Number: XXXXXXX

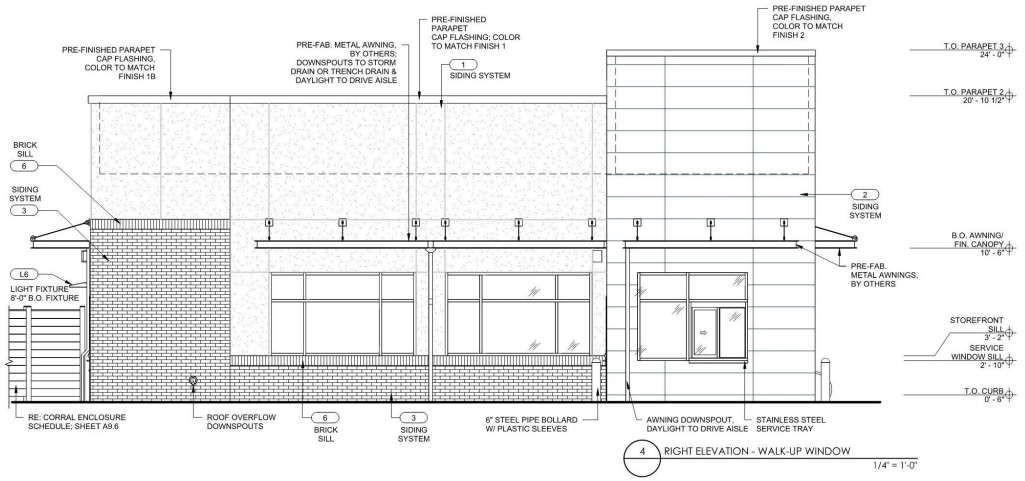
LANDSCAPE PLAN

L

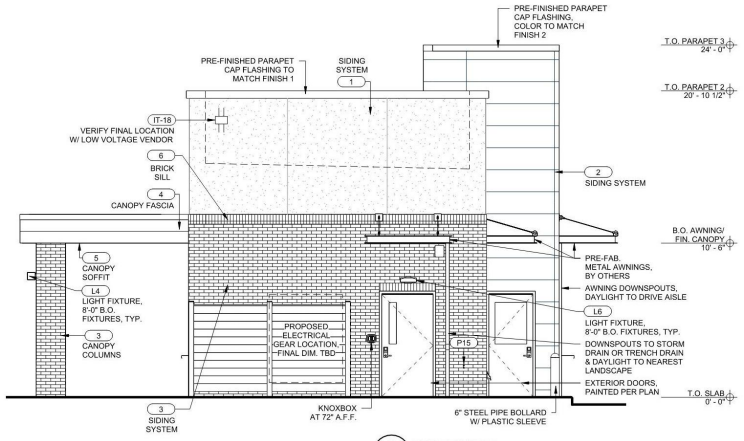
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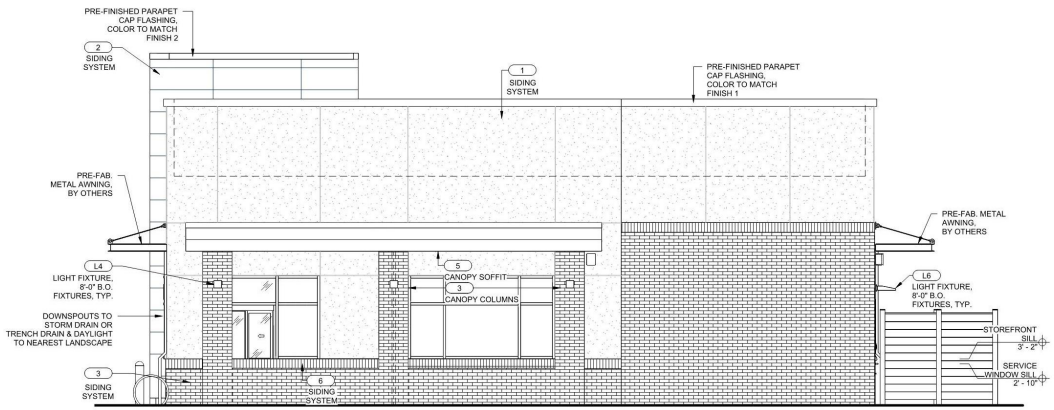
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEAL AS SHOWN	PAINTED; COLOR SW HERON PLUME; TWO COATS
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	THIN BRICK	INTERSTATE BRICK	THIN MODULAR 2 1/4X8	COLOR: PLATINUM
6	THIN BRICK	INTERSTATE BRICK	THIN MODULAR 2 1/4X8	COLOR: ASH
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



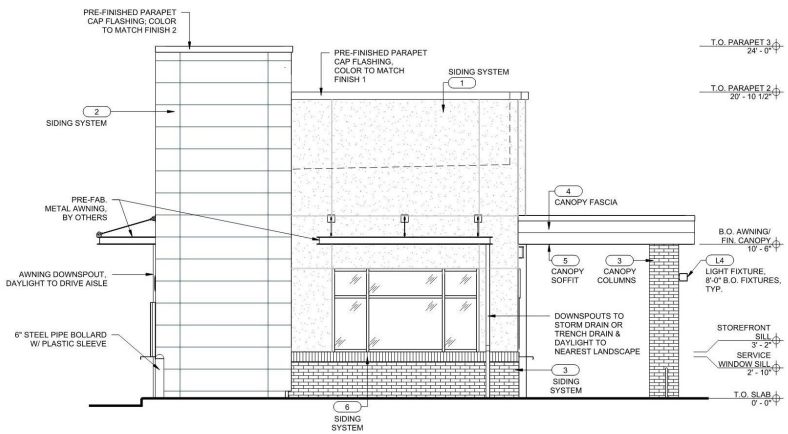
4 RIGHT ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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STP-26-07-0016

Project No: TX1911
Dutch Bros Coffee - New Freestanding Store
2380 Camp Wisdom Rd
Grand Prairie, TX 75052
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR A1

SUP REVIEW

10.05.2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

SHEET NO:
A 79

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Item7.

LEFT ELEVATION MATERIAL SF CALCULATIONS

MATERIAL	PROVIDED SF	PROVIDED %
STUCCO (1A & 1B):	405 SF	46%
NICHIHA PANELS (2):	283 SF	32%
BRICK (3 & 5):	200 SF	23%
TOTAL (GLAZING NOT INCLUDED)	888 SF	

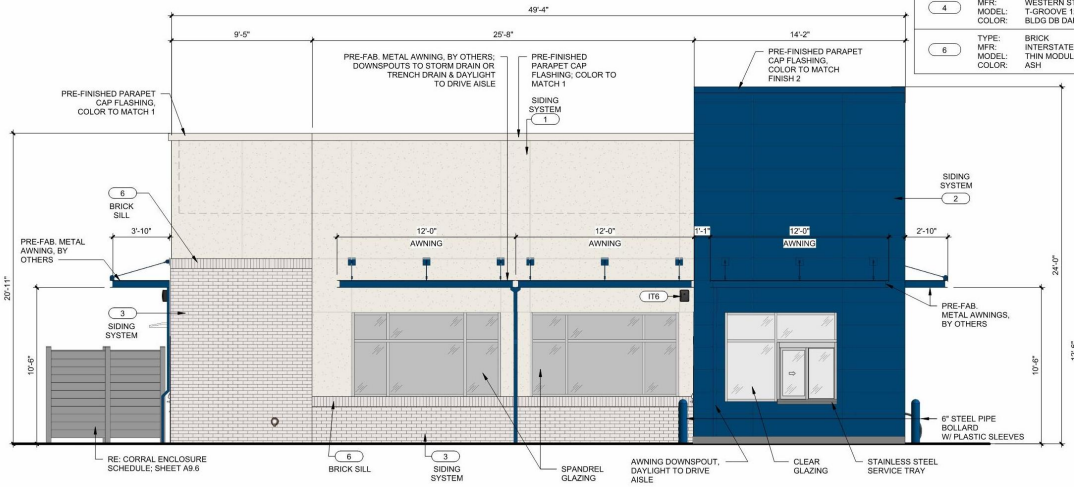
WINDOWS AND CANOPIES REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	MEETS
FRONT FACADE:	30%	10%	VARIANCE REQUESTED
TOTAL LENGTH:	50%	24%	VARIANCE REQUESTED
TOTAL CANOPY:	25%	63%	YES

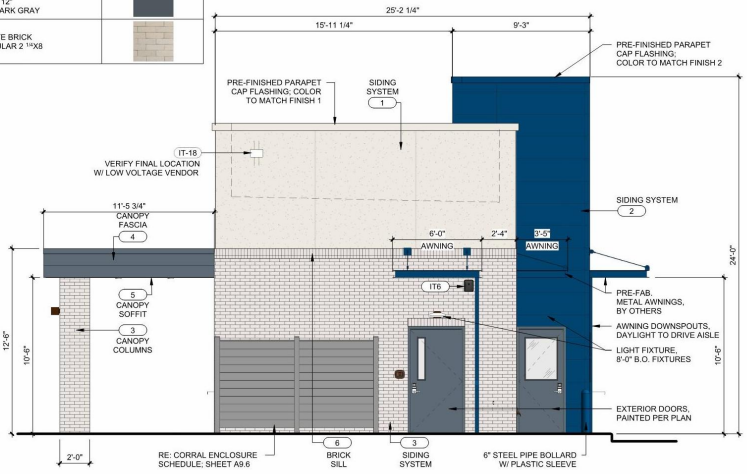
	MATERIAL	SAMPLE
1	TYPE: STUCCO MFR: DRYVIT MODEL: SANDPEBBLE FINE E FINISH COLOR: SW HERON PLUME	
2	TYPE: FIBER CEMENT SIDING MFR: NICHIHA MODEL: ILLUMINATION, AWP 1818 COLOR: BLDG DB BLUE	
3	TYPE: BRICK MFR: INTERSTATE BRICK MODEL: THIN MODULAR 2 ¹³⁄₁₆X8 COLOR: ASH	
4	TYPE: FASCIA MFR: WESTERN STATES METAL ROOFING MODEL: T-GROOVE 12" COLOR: BLDG DB DARK GRAY	
6	TYPE: BRICK MFR: INTERSTATE BRICK MODEL: THIN MODULAR 2 ¹³⁄₁₆X8 COLOR: ASH	

REAR ELEVATION MATERIAL SF CALCULATIONS

MATERIAL	PROVIDED SF	PROVIDED %
STUCCO (1A & 1B):	161 SF	33%
NICHIHA PANELS (2):	105 SF	21%
BRICK (3 & 5):	226 SF	46%
TOTAL (GLAZING NOT INCLUDED)	492 SF	



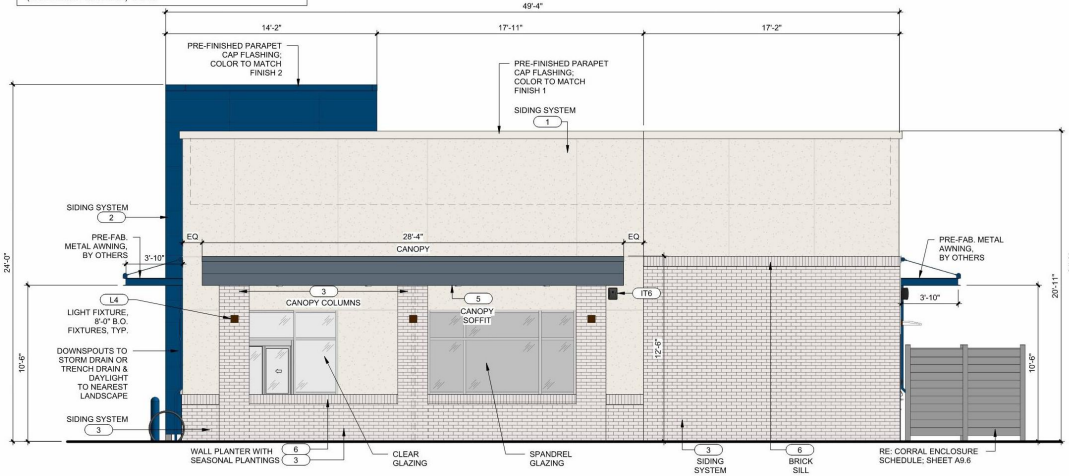
4 LEFT ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

RIGHT ELEVATION MATERIAL SF CALCULATIONS

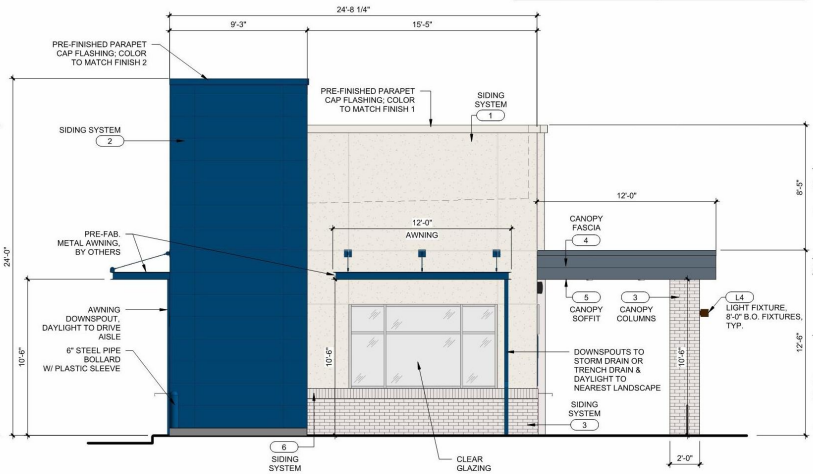
MATERIAL	PROVIDED SF	PROVIDED %
STUCCO (1A & 1B):	480 SF	53%
NICHIHA PANELS (2):	62 SF	7%
BRICK (3 & 5):	358 SF	40%
TOTAL (GLAZING NOT INCLUDED)	900 SF	



2 RIGHT ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"

FRONT ELEVATION MATERIAL SF CALCULATIONS

MATERIAL	PROVIDED SF	PROVIDED %
STUCCO (1A & 1B):	210 SF	42%
NICHIHA PANELS (2):	214 SF	43%
BRICK (3 & 5):	71 SF	14%
TOTAL (GLAZING NOT INCLUDED)	495 SF	



1 FRONT ELEVATION
1/4" = 1'-0"

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ANNIHILATOR A1

SUP REVIEW

10.05.2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS - COLOR

SHEET NUMBER:
A6.1(S)

©20

Item7.



1 FRONT VIEW RENDER (DAY)
3" = 1'-0"

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BUILDING ELEVATIONS - COLOR

SHEET

A

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1 FRONT VIEW RENDER (NIGHT)
3" = 1'-0"

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SUP REVIEW

10.05.2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS - COLOR

SHEET NUMBER:

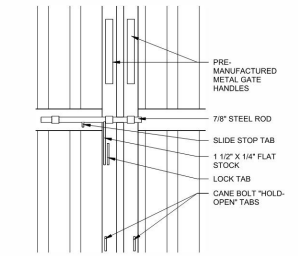
A6

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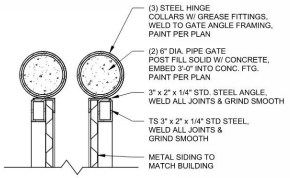
Item7.

TRASH ENCLOSURE GENERAL NOTES:

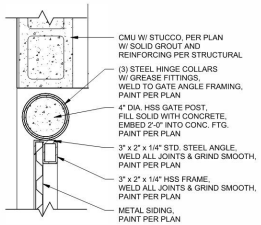
1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



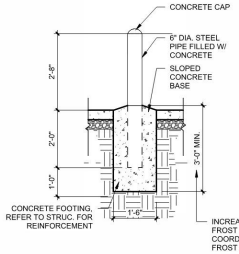
7 TRASH ENCLOSURE FRONT ELEVATION - 7/A9.1
1 1/2" = 1'-0"



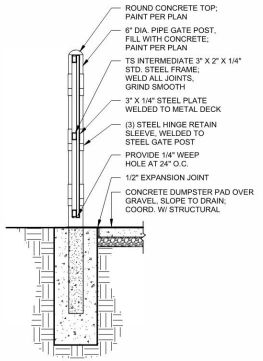
6 TRASH ENCLOSURE GATE POST DETAIL
1 1/2" = 1'-0"



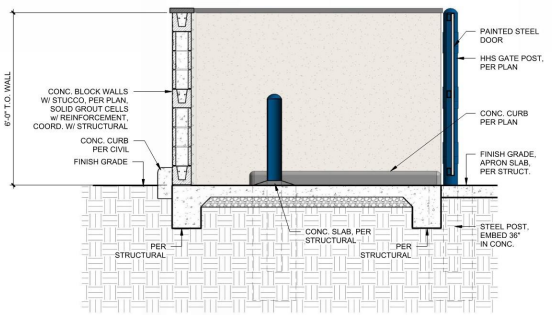
5 TRASH ENCLOSURE GATE JAMB DETAIL
1 1/2" = 1'-0"



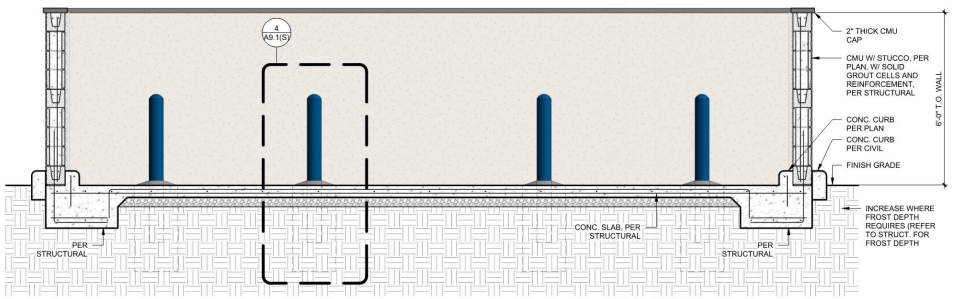
4 BOLLARD DETAIL
1/2" = 1'-0"



3 TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"



2 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



1 TRASH ENCLOSURE CROSS SECTION A9.1
1/2" = 1'-0"

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ANNIHILATOR A1

SUP REVIEW

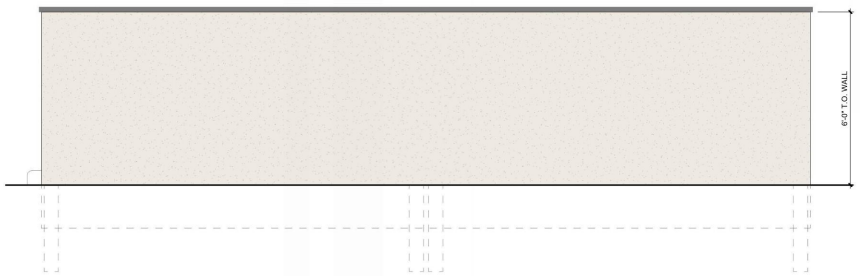
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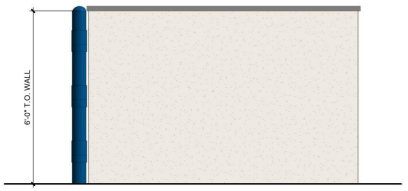
SHEET NAME:
TRASH ENCLOSURE DETAILS

SHEET NUMBER:
A9.83

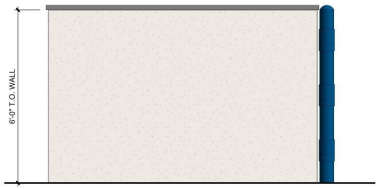
Item7.



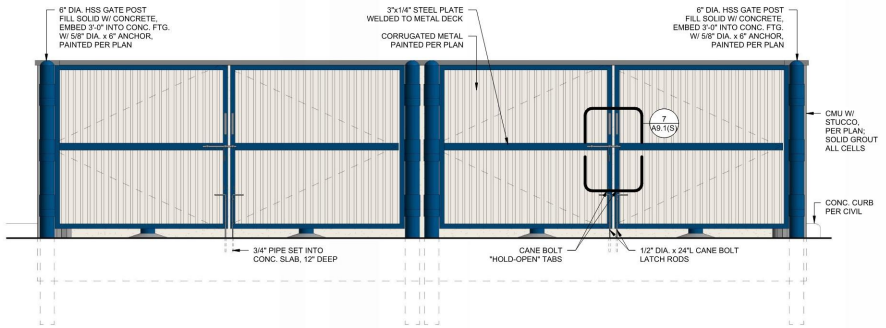
5 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE RIGHT ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION
1/2" = 1'-0"



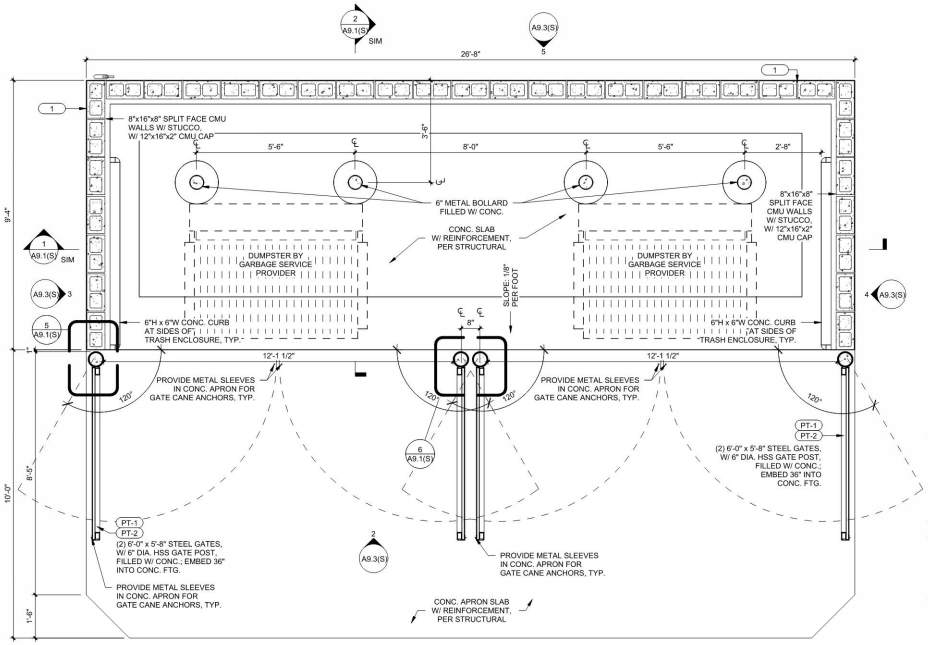
2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

TRASH ENCLOSURE MATERIALS

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
1	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE FINISH; REVEAL AS SHOWN	PAINTED; COLOR SW HERON PLUME; TWO COATS
PT-1	PAINT	SHERWIN-WILLIAMS	HERON PLUME	GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

DUTCH BROS

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SUP REVIEW
10.05.2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE PLAN/ ELEVATIONS

SHEET NUMBER:
A9.3(S)

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Item7.

Appendix F Menu Items Checklist

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

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

Usable Open Space & Pedestrian Linkages		
✓ If Selected	**Menu Item**	**Description**
☐ NA	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. • Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. • Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐ NA	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
☐ NA	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
☐ NA	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
☑	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
☑	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
☐	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
☐	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
☐	Strategic Parking	Submit on of the following Strategic Parking Plans: • Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. • Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

		• Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. → Circle or highlight selected parking plan.
☐	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
☐	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
☐	Park Once Environment (1.5)	Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. • Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☑	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
☐	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
☑	Color Contrast	Each facade shall include at least two contrasting colors.
☐	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
☐	Corner Treatment	Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections. → Circle or highlight the proposed architectural elements.
☐ NA NO PUBLIC ENTRANCE	Articulated Public Entrance	The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer. → Circle or highlight the proposed elements.
☐ NA NOT AT A KEY INTERSECTION	Buildings at Key Intersections	Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer. → Circle or highlight the proposed features.
☑	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
☐	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in mate texture. → Circle or highlight the proposed items.
☐	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
☑	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme. * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
☐	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.
Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
☐	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
☐	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
☐	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
☐	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
☐	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program.
☐	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
☐	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

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

Alternative Compliance

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

✓ If Selected	Proposed Item/Element	Description
☑	Bike Rack	Bike rack provided please see rendering for reference
☑	Planter Boxes with Seasonal Plantings	Permanent planter boxes provided with seasonal plantings please see rendering for reference.
☑	Accent Lighting at Columns	Accent Lighting at Columns please see rendering for reference.
☑	Spandrel Glazing	Spandrel Glazing on multiple elevations please see A6.1(S) for reference.

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	0
Site Design & Building Orientation	2.5
Building Design	4
Healthy, Smart, Sustainable Community	2
Alternative Compliance	4
Total Menu Items:	12.5

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 11/10/2026

PRESENTER: Erin Scherer, AICP, Planner

TITLE: ZON-26-09-0021 - Zoning Change - 305, 309, 311 SW 16TH Street (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Six (SF-6) District on 0.30 acres. Lots 3, 4, 5, 6, Block 105 (DCAD Parcel I.D. 280525010500300000), Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, within the SH-161 Corridor District, and addressed as 305, 309, and 311 SW 16th Street

APPLICANT: Saul Zuniga, Dolphin Custom Homes Inc.

REQUESTED ACTION: Consider the request to rezone the property from Single Family-Four (SF-4) District to Single Family-Six (SF-6) District.

SUMMARY:

Zoning Change from Single Family-Four (SF-4) District to Single Family-Six (SF-6) District on 0.30 acres. Lots 3, 4, 5, 6, Block 105 (DCAD Parcel I.D. 280525010500300000), Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, within the SH-161 Corridor District, and addressed as 305, 309, and 311 SW 16th Street.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to Single Family-Six to allow a new single-family residence on the undeveloped southern portion of the property. The property must be replatted into two lots before a building permit can be issued.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Single Family-Four (SF-4)	Single Family Residence
South	Single Family-Four (SF-4)	Single Family Residence
West	Single Family-Four (SF-4)	Single Family Residence
East	Single Family-Four (SF-4)	Single Family Residence

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Single Family-Four (SF-4) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant requests rezoning from Single Family-Four (SF-4) to Single Family-Six (SF-6) to construct a new single-family home on the undeveloped southern portion of the property. According to Dallas Central Appraisal District (DCAD) records, the existing house was built in 1970. It is located in the northern portion of the property, leaving a large undeveloped side yard.

The current zoning allows single-family residences and further subdivision, subject to applicable development standards. The proposed SF-6 district allows smaller minimum lot dimensions and living areas than SF-4. If approved, the rezoning would provide greater flexibility in configuring the new lot for infill housing.

ZONING REQUIREMENTS:

The table below summarizes the dimensional requirements of the current Single Family-Four (SF-4) and the proposed Single Family-Six (SF-6) Districts.

Table 2. Summary of Lot Requirements

Standard	Current (SF-4)	Proposed (SF-6)
Min. Living Area (Sq. Ft.)	1,800	1,400
Min. Lot Area (Sq. Ft.)	7,200	5,000
Min. Lot Width (Ft.)	60	50
Min. Lot Depth (Ft.)	110	100
Front Setback (Ft.)	25	25
Internal Side Yard (Ft.)	6	5
Rear Setback (Ft.)	10	10
Max. Height (Ft.)	25	25
Lot Coverage (%)	50	50

VARIANCES:

The applicant is not requesting any variances.

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 City's Future Land Use Map (FLUM) designates the property for Low Density Residential uses. The proposal aligns with this designation and supports the City's long-term land use goals.
- One of the City Council's 2027 Goals is to pursue attainable single-family housing opportunities. This proposal supports this goal by adding a new single-family home to an established neighborhood.

Is the proposal compatible with its surroundings?

- The proposed use is compatible with the surrounding single-family residential development and maintains the area's established residential character.

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

- The neighborhood was largely developed in the 1970s with single-story homes, with or without garages. The proposed single-family home is consistent with this established development pattern.

What development characteristics of the proposal should be considered?

- Existing utilities are available in the area, and the proposal is not anticipated to require additional utility improvements.
- The surrounding homes appear well maintained. A new single-family home would be a compatible addition to the neighborhood and could contribute to its continued vitality and overall appearance.

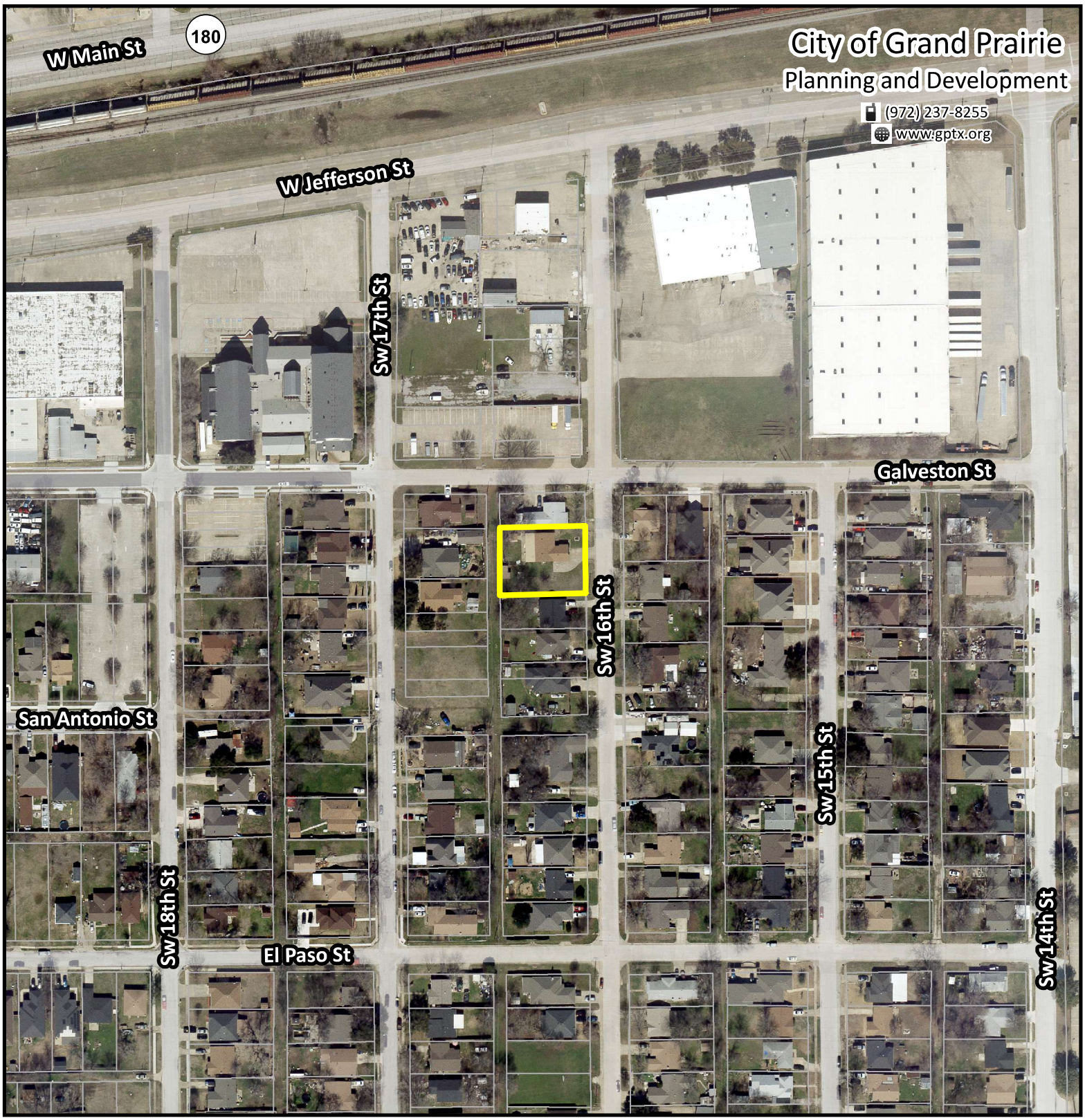
ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Boundary Description

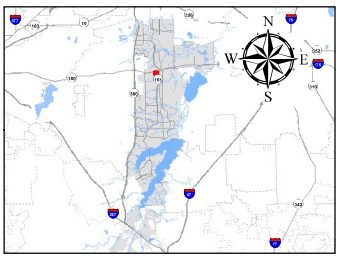
Exhibit A - Boundary Description
Page 1 of 2

CASE LOCATION MAP
ZON-26-
305 SW

Item8.



Location
Street Center Line
Parcels



0 0.05 Miles

GRand PRaiRie TEXAS
PLANNING
Date: 10/8/2026

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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, areprovided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptanceof this statement.

Legal description

Being Lot 3, Lot 4, Lot 5, Lot 6 Block 105 of Dalworth Park, an Addition to the City of Grand Prairie, Dallas County, Texas according to the Map thereof recorded in Volume 1, page 546, Map Records, Dallas County, Texas.