



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, September 22, 2026

6:00 PM

City Hall - Briefing Room

BRIEFING SESSION

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

Call to Order

Executive Session

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

Agenda Review

2027 Planning and Zoning Commission Calendar

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 September 8, 2026, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-07-0016 - Site Plan - 360 Logistics Crossing (City Council District 2). Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360

PUBLIC HEARING

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

3. SUP-26-08-0020 - Specific Use Permit - Prose and Pours Bookstore (City Council District 5). Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center 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 September 16, 2026.

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

Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/22/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning Assistant Director

TITLE: Approval of Minutes of the September 8, 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, September 08, 2026

6:00 PM

City Hall - Briefing Room

BRIEFING SESSION

Vice-Chairperson Gonzalez called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT

Vice- Chairperson Frank Gonzalez
Commissioner Cheryl Smith
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT

Chairperson John Fedorko
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff briefed the commissioners on the cases. Commissioner Presley requested the letter of opposition comments for item three. Commissioner Smith expressed concern regarding the number of occupants in a three-bedroom home and this operation presence in a residential neighborhood for item five. Commissioner Adhikari asked for clarification on what constitutes a Group Home for item five. Mrs. Scherer stated that a group home is a residential unit licensed by the state of Texas to operate as a Type A and Type B assisted living facilities that provide care for individuals with disabilities or developmental challenges. Commissioner Smith stated the HOA is indicating that group homes are not permitted in a residential area, but the State of Texas states otherwise. She asked for clarification regarding this matter. Mrs. Scherer stated HOA covenants, conditions and restrictions are private agreements and are separate from the City's zoning and development regulations. The City does not administer, interpret, or enforce private CCRs, deed restrictions, or HOA requirements.

Vice-Chairperson Gonzalez recessed the Briefing Session at 6:32 p.m. for the Commission to reconvene at the Regular Meeting at 6:35 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Vice-Chairperson Gonzalez called the meeting to order at 6:38 p.m.

Call to Order

PRESENT

Vice- Chairperson Frank Gonzalez
 Commissioner Cheryl Smith
 Commissioner Tai Jones-Chapman
 Commissioner Janie Mendez-Adhikari
 Commissioner Kenneth Presley Jr.
 Commissioner Micah Lockhart
 Commissioner Marketta Nimo

ABSENT

Chairperson John Fedorko
 Commissioner Malcom Chakery

Commissioner Chapman led the Invocation.

Commissioner Adhikari 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 August 25, 2026, P&Z meeting

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

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

2. 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

Motion made by Commissioner Smith, Seconded by Commissioner Chapman, to close the public hearing and table item two indefinitely. The motion carried unanimously.

PUBLIC HEARING

3. SUP-26-07-0017 - Specific Use Permit - Peaceful Pet Cremation (City Council District 1). Specific Use Permit for Crematorium in a commercial lease space on 2.77 acres. Lot 2R, Block D, Cox and Hines Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 520 S Great Southwest Pkwy, Suite 160

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to operate a pet Crematorium in an existing 9,000 sq. ft. commercial lease space located at 520 S Great Southwest Pkwy, Suite 160. A Crematorium requires a Specific Use Permit in Light Industrial 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.

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

1. *Operations shall adhere to Exhibit B – Operational Plan. If the method of disposition changes to traditional cremation in the future, a SUP amendment shall be required.*

Nathan Paek, 520 S Great Southwest Pkwy, stepped forward representing the case. He stated they are looking to relocate from their current location in Arlington to a larger space. Commissioner Smith read the opposition letter received into the record. She suggested that the applicant be a good neighbor and reach out to the surrounding residents. Commissioner Lockhart asked whether the storage tanks would be above ground, similar to those at the applicant's current location in Arlington. Mr. Paek stated yes and further clarified that the storage tanks would be located within the building.

Motion made by Commissioner Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item three with staff's recommended condition. The motion carried unanimously.

4. SUP-26-08-0019 - Specific Use Permit - Texstar Auto at 3317 E Jefferson (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used) Use at an existing used auto sales lot on 0.72 acres. Tracts 16 & 17, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI), and addressed as 3317 E Jefferson St and 315 West Ave

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant requests approval of a Specific Use Permit (SUP) to allow a second used auto dealer to operate on the subject property. The property was established as a used auto dealer in 1997, when the use was permitted by right. As a result, the existing dealership is considered a legal non-conforming use and may continue to operate. The addition of a second dealership constitutes an expansion of the legal non-conforming use and therefore requires approval of a Specific Use Permit. The purpose of the Specific Use Permit process is to identify

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

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

- 1. All required parking spaces shall remain available for parking and shall not be used for vehicle inventory or storage. All parking spaces shall be non-stacked in compliance with Section 10.7.1 of the UDC.*
- 2. Vehicle inventory for sale shall be located only within the spaces designated on Exhibit B – Site Plan or the most current parking plan on file with the Planning and Code Compliance Divisions. Any relocation, adjustment, or expansion of designated vehicle inventory areas shall require the property owner and/or operator to submit an updated site plan to the Planning and Code Compliance Divisions reflecting the revised locations.*
- 3. Prior to the issuance of a Certificate of Occupancy for any additional auto dealer on the property, the property owner and/or operator shall demonstrate that the site can accommodate the additional dealer and shall submit an updated site plan to the Planning and Code Compliance Divisions identifying all auto dealers on the property and the vehicle inventory areas designated for each dealer.*
- 4. Operations shall comply with and remain consistent with Exhibit C – Operational Plan.*
- 5. The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.*
- 6. The applicant shall provide proof of garbage services to the Public Health and Environmental Quality Department (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
- 7. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Michael Alberto, 2219 Talon St Grand Prairie TX., stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Presley, to close the public hearing and approve item four with staff's recommended conditions. The motion carried unanimously.

- 5. SUP-26-07-0018 - Specific Use Permit - Registered Group Home at 4544 Friars Lane (City Council District 2). Specific Use Permit for a Registered Group Home on 0.19 acres. Lot 7, Block 11, Castleridge at Westchester Phase 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-136 (PD-136) District, and addressed as 4544 Friars Ln*

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant proposes to operate a Registered Group Home for girls between the ages of five and 17. A Registered Group Homes is permitted by right in all single-family zoning districts; however, a Specific Use Permit is required when the proposed location is within

2,500 feet of another Group Living Residential Use. Because the subject property is located within the 2,500-foot separation, approval of a Specific Use Permit is required. The Specific Use Permit process provides for additional review of uses that may be appropriate within a zoning district, but due to their location or functional or operational characteristics, warrant further consideration. The process allows the City to evaluate compatibility with surrounding properties and consider conditions, when appropriate, to address site-specific development or operational considerations.

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

1. The number of occupants shall not exceed six (6).
2. The applicant shall maintain all required state licenses and/or certifications.
3. The applicant shall comply with all applicable building and fire codes.
4. The applicant shall obtain an approved registration for a Group Living Residential Unit with the City of Grand Prairie prior to operating.
5. The operator shall maintain compliance with all applicable state regulations and local ordinances.
6. The garage shall be maintained and used for the parking of operable vehicles and shall not be used for general storage or other purposes that prevent its use for vehicle parking.

Commissioner Smith expressed concern that the living conditions may be too crowded, with only three bedrooms for eight occupants. Vice-Chairperson Gonzalez noted that Registered Group Homes are permitted in a single-family zoning district. Planning and Development Director Rashad Jackson clarified that the only reason why this case is before the commission is because it's located within 2,500 ft. of another group home. Commissioner Presley asked for the definition of age-appropriate pairing and whether there is a maximum occupancy requirement per room. Derek Sneed and Lisa Sneed, 4544 Friars Ln, Grand Prairie TX, stepped forward representing the case. He thanked Planner Erin for all her assistance throughout the application process. Commissioner Smith asked whether there had been any outreach to the neighborhood. Mr. Sneed stated that there had not been any outreach initially because he was out of town; however, they recently reached out to a few residents, and the response was not positive. He discussed revising the operational plan to reduce the number of occupants from eight to five in order to address concerns regarding the available space. Commissioner Lockhart asked the applicant whether he would reside at the home. Mr. Sneed stated that he would not reside at the home but that they would hire staff to provide care for the children. Commissioner Nimo asked why the proposed age range for the children was changed from 5–17 years old to 5–12 years old. Mr. Sneed stated that they made the change in consideration of the neighbors' concerns. Mrs. Sneed spoke about her professional background working with Children and youth. She worked as an educator, at a juvenile hall, at a residential treatment facility for boys, at an alternative school and as a correctional officer with the Texas Department of Criminal Justice. She holds two master's degrees, one in Community Counseling and the other in Early Childhood Education. Commissioner Chapman expressed concern about the applicant's intent after hearing several changes and retractions to the original proposal.

Stephen Pryor, 4540 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. He stated he is not asking the City to enforce the CCR's but rather to respect them, noting that the document repeatedly states that the development is intended for single-family use only and not for commercial purposes. Gloria Carillo, 4536 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. She expressed concern about having a commercial enterprise next door to her home and questioned how much time the applicants would be able to devote to the business while also maintaining their full-time jobs. She also expressed concerns regarding allegations of abuse, and mistreatment associated with other group homes. She stated that she understands the need for these facilities but believes that group homes should be studied more thoroughly before being approved in residential areas. Gary McGahey, 4552 Rugby Ln Grand Prairie TX., stepped forward in opposition to the request. He noted his opposition is not directed toward the children who may reside in the proposed home but rather concerns whether the proposed operation is compatible with the single-family zoning district. He questioned whether the proper documentation authorizing the applicant to submit the application to the city had been received. He also expressed concerns regarding cases of neglect reported in the media involving other group homes, as well as fire safety. Judy Zahrndt, 636 Broadsword Ln Grand Prairie TX., stepped forward in opposition to the request. She expressed frustration that the HOA covenants are not being upheld by the City. She also shared similar concerns raised by other residents regarding traffic and discrepancies in the information provided by the applicant. Harold R. Willis, 538 Lindly St Grand Prairie TX., stepped forward in opposition to the request. He spoke about his background in healthcare and expressed concern about how the State of Texas currently oversees group homes. He also questioned the applicants' business intentions. Pooja Patel - General Council for Castleridge HOA, 1 Cowboys Way Ste 585 Frisco TX., stepped forward in opposition to the request. She stated the current group home does not comply with the HOA restrictions. Adam Schaller, 614 Queens Way Grand Prairie TX., stepped forward in opposition to the request. He expressed concern about discrepancies regarding the property's capacity, noting that the bedrooms are small and raised concerns about the availability of off-street parking. He stated that ultimately, the issue comes down to safety and whether this is the appropriate location for a group home. Lupe Salazar, 4553 Paddington Ln Grand Prairie TX., stepped forward in opposition to the request. He stated that he is a licensed private investigator who donates much of his time to CPS cases. He explained that he has been involved with group homes for many years and has witnessed firsthand the problems and challenges associated with them. He respectfully asked the commission to deny the SUP. Pamela Skaar, 613 Queens Ln Grand Prairie TX., stepped forward in opposition to the request. She stated that she is a licensed and certified speech-language pathologist who has worked with children with special needs for more than 26 years. She acknowledged the significant need for foster care but also respectfully asked the commission to deny the SUP request. Joan Mims, 623 Gwyndellons Ln Grand Prairie TX., stepped forward in opposition to the request. Ryan Long, 4616 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. He stated that he wanted to be precise about his objection, emphasizing that it is not about who the children are, but rather about asking the Commission to carefully evaluate the SUP plan. Darin Luman, 509 Moorgate Ct Grand Prairie TX., stepped forward in opposition to the request. He expressed concerns regarding potential traffic impacts associated with the proposed use. Mr. Sneed thanked all of the residents for attending and voicing their concerns. He reaffirmed that the home would only have five

occupants and stated that they do not have any financial issues. He emphasized that their primary purpose is to provide care for the children.

The following individuals didn't speak during the public hearing but noted their opposition to the request:

- Christian Pryor, 4540 Friars Ln
- Angela Smyers, 652 Broadsword Ln
- Glenn Tassin & Lori Tassin, 509 Cartgate Ln
- Karen Lynch & Jerry Lynch, 4545 Jousting Ln
- Bill Skaar, 613 Queens Way
- Ceasar Oviedo & Debora Oviedo, 4527 Friars Ln
- Alanna Long, 4616 Friars Ln
- Patricia Mulligar, 505 Moorgate Ct
- Paul Freed & Kathi Fredd, 542 Broadsword Ln
- Sharon Luman, 509 Moorgate Ct
- Kari Cavins & Paul Cavins, 625 Newcastle Ln
- Lilly Turner, 4531 Friars Ln
- Matt Radican, 4539 Friars Ln

Vice-Chairperson Gonzalez opened the floor for discussion. Commissioners discussed the concerns by residents and the plan presented by the applicant.

Motion made by Commissioner Smith, Seconded by Commissioner Chapman, to close the public hearing and deny item five. The motion carried unanimously.

ADJOURNMENT

Vice-Chairperson Gonzalez moved to adjourn the meeting. The meeting adjourned at 8:41 p.m.

John Fedorko, Chairperson

ATTEST:

Tai Chapman, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/22/2026

PRESENTER: June Sin, Senior Planner

TITLE: STP-26-07-0016 - Site Plan - 360 Logistics Crossing (City Council District 2). Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360

APPLICANT: Casey McBroom, Cross Engineering

REQUESTED ACTION: Consider the request for a Site Plan for a new distribution warehouse, with consideration for a variance.

SUMMARY:

Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360.

PURPOSE OF REQUEST:

The purpose of the request is to obtain Site Plan approval for a new distribution warehouse on 5.97 acres. Site Plan approval is required for light industrial projects. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Single Family Five (SF-5)	Open Space/Single Family Residences
South	PD-343	Multi-Family Apartments
West	City of Arlington	State Hwy 360
East	Single Family Five (SF-5)	Open Space/Single Family Residences

HISTORY:

- June 17, 1997: City Council approved a zoning change from Planned Development-37 to Planned Development (PD-224) for General Retail and Industrial Park uses (Case No. Z970301, Ordinance No. 5773).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes one distribution warehouse with a floor area of 90,777 sq. ft. The truck court is located along the eastern portion of the site, adjacent to North Fish Creek. The site will be accessed from the S Hwy 360 service road.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	259,064	Yes
Min. Lot Width (Ft.)	100	653	Yes
Min. Lot Depth (Ft.)	150	397	Yes
Min. Side Yard Adj. Residential (Ft.) - North	50	107	Yes
Min. Side Yard (Ft.) - South	25	60	Yes
Min. Rear Adj. Residential (Ft.) – East	25	75	Yes
Max. Building Height	50	40	Yes
Max. FAR	1:1	0.35:1	Yes

Parking Requirements

The property is subject to parking requirements in PD-224 and Article 10 in the Unified Development Code (UDC). The proposal meets these requirements.

Table 3. Required Parking Minimum

Standard	Required	Provided	Compliance
Office (1 per 325 Sq. Ft.)	28	28	Yes
Warehouse (20 plus 1 per 5,000 Sq. Ft.)	37	47	Yes

Table 4. Allowable Parking Maximum

Standard	Allowed (Max.)	Provided	Compliance
Max. Parking Allowed	75	75	Yes

Landscape and Screening

The property is subject to the landscape and screening requirements in Article 8 of the Unified Development Code (UDC), as summarized in the table below. The applicant requests a variance to allow the project without the required screening walls along the northern and eastern boundaries. A 60-foot-wide Trinity River Authority (TRA) sanitary sewer easement crosses the northern boundary and continues along

the majority of the eastern boundary, which limits the ability to construct screening walls along these property lines.

Table 5. Landscape Summary

Standard	Required	Provided	Compliance
Landscape Area (Sq. Ft.) 10 %	25,907	46,933	Exceeds
Trees (1/500 Sq. Ft.)	52	55	Yes
Street Trees (1 per 30-50 Ft.)	13	13	Yes
Parking Lot Trees (1 per 10 spaces)	7	13	Exceeds
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	516	519	Yes
Screening Wall – North	8-ft Masonry	No Screening	Variance
Screening Wall – East	8-ft Masonry	No Screening	Variance

Tree Survey & Tree Preservation Plan

The applicant provided a tree survey and preservation plan as required by Article 8 of the Unified Development Code (UDC). No protected trees are proposed for removal; therefore, no tree mitigation is required.

Exterior Building Material & Design

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

Table 6. Building Design Elements

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

VARIANCES:

The applicant is requesting the following variance:

1. Masonry Screening Wall – Variance to the requirement to construct the 8-foot masonry screening wall to allow no masonry screening walls along the northern and eastern boundaries.

CONSIDERATIONS FOR APPROVAL:

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.

ATTACHMENTS / SUPPORTING DOCUMENTS:

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

Exhibit A- Location Map

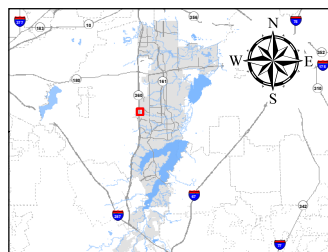
Page 1 of 1

CASE LOCATION MAP
STP-26-
3611 S Item2.



- Location
- Street Center Line
- Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make 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.



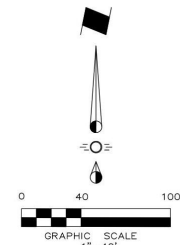
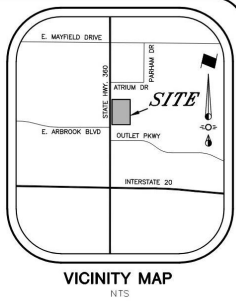
0 0.1 Miles

Grand Prairie
TEXAS

PLANNING

Date: 8/4/2026

16



SYNOPSIS

Zoning PD-224
Proposed Use LOGISTICS/DISTRIBUTION CENTER
Lot Area 5,947 Ac. (259,064 s.f.)
Building Area 90,777 S.F.
Lot Coverage 34.89%
Floor Area Ratio 0.35 : 1
Building Height 40'
Total Impervious Area: 199,420 SF

Parking Requirements:

(Office 1 Space per 325 sf)
9,078 SF / 325 SF = 28 Spaces
(Warehouse 20 Spaces plus 1 per 5000 sf)
(81,699 SF / 5,000 SF) + 20 = 37 Spaces
Total Parking Required: 65 Spaces
Total Parking Provided: 75 Spaces
HC Parking Required: 3 Spaces
HC Parking Provided: 5 Spaces

LEGEND

- Firelane
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant

Standard	Required	Provided	Compliance
Minimum Lot Area (sq. ft.)	15,000	259,064	YES
Minimum Lot Width (ft.)	100	653	YES
Minimum Lot Depth (ft.)	150	397	YES
Maximum Building Height	50	40	YES
Minimum Side Yard	25	25	YES
Minimum Rear Yard	0	0	YES
Max. FAR	1.1	.35:1	YES

VARIANCE REQUEST:

- REQUEST A VARIANCE TO NOT INSTALL SCREENING WALLS ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES DUE TO THE FOLLOWING:
- TRA DOES NOT ALLOW SCREEN WALLS WITHIN THEIR EXISTING SANITARY SEWER EASEMENT.
 - THICK DENSE VEGETATION, TREES, FLOODPLAIN, AND WETLANDS BETWEEN OUR PROPOSED SITE AND THE EXISTING RESIDENTIAL CREATES A NATURAL BUFFER.
 - EXTREME DISTANCE BETWEEN OUR PROPOSED BUILDING AND THE EXISTING RESIDENTIALS.

PROPOSED COMPENSATORY MEASURES:

- ADDING TWO MASONRY ACCENT MATERIALS, INCLUDING BRICK, FORMLINER, AND HORIZONTAL RELIEF PATTERNS TO THE WALLS.
- ADDING SUBSTANTIAL CANOPY AND SUNSCREEN LENGTHS ALONG THE BUILDING FACADE.

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

Case No: STP-26-07-0016

Issue Date	Description
1. 08/27/2026	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.

CROSS
ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4499
McKinney, Texas 75069
Texas P.E. Firm No. F-1935

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
CASEY R. McBRIDE, P.E.
NO. 110104
ON 8/27/26
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

SITE PLAN
360 LOGISTICS CROSSING
EIDER CREEK
CITY OF GRAND PRAIRIE, TEXAS

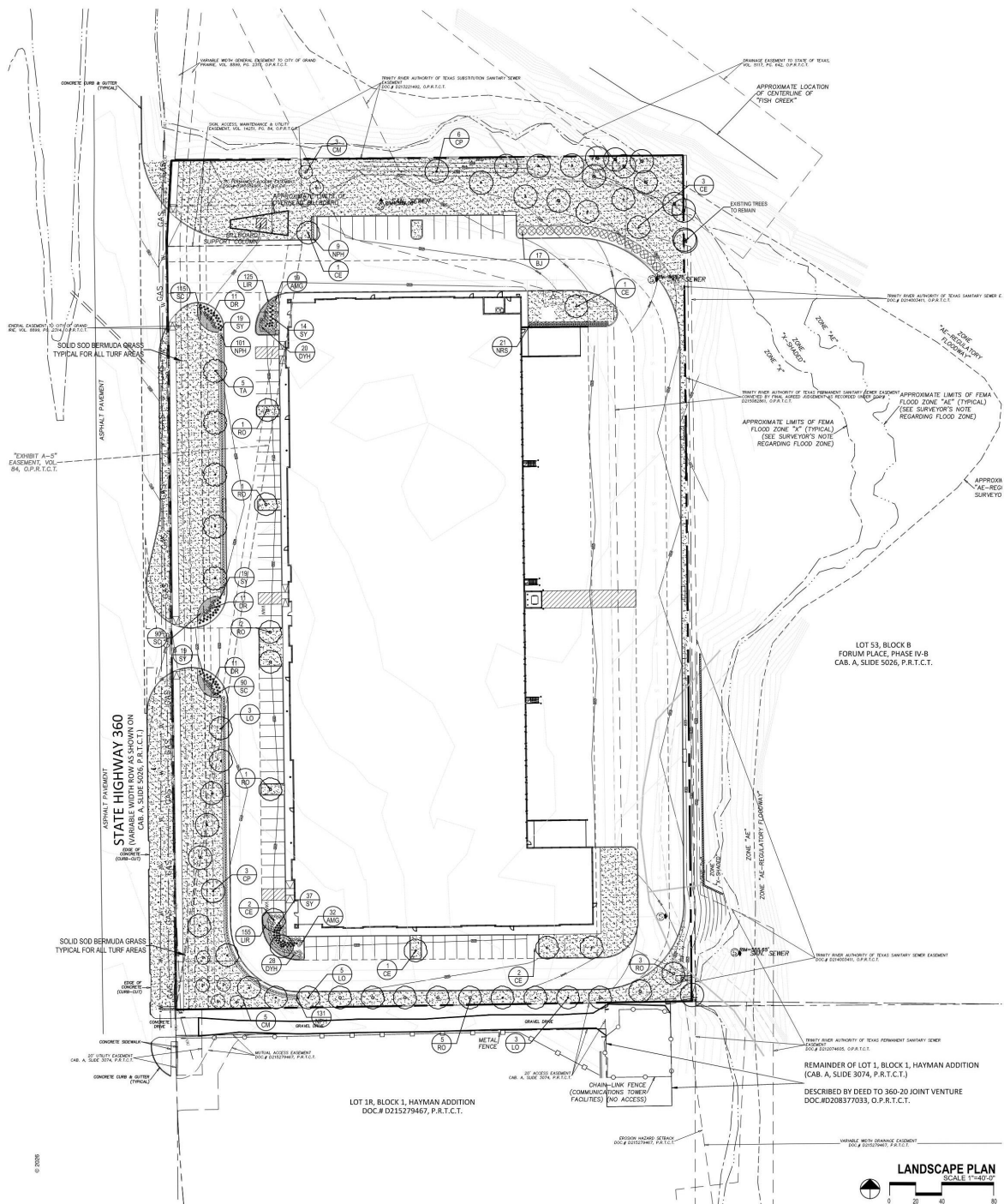
Sheet No.

SP

17

Exhibit C - Landscape Plan
Page 1 of 3

Item2.



LANDSCAPE & SCREENING REQUIREMENTS			
STANDARD	REQUIRED	PROVIDED	MEETS
AREA - 250,013 S.F.	25,907 S.F.	46,933 S.F.	YES
TREES (1 PER 500 S.F.)	52	55	YES
SHRUBS (1 PER 50 S.F.)	519	519	YES
STREET TREES (1 PER 30-50 L.F.)	13	13	YES
PARKING LOT TREES (1 PER 10 SPACES)	7	13	YES
TRUCK SCREENING	WING WALL OR LIVING WALL		NO

LANDSCAPE TABULATIONS

STREET TREE REQUIREMENT: (1) 3" CALIPER TREE PER 50 L.F.
S.H. 360 - 654 L.F.

REQUIRED: 13 TREES
PROVIDED: 13 TREES

BASE LANDSCAPE REQUIREMENTS:

SITE AREA: 250,013 S.F.
BUILDING AREA: 90,697 S.F.

10% OF THE SITE TO BE LANDSCAPE AREA

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

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

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

REQUIRED	PROVIDED
25,907 S.F. OF LANDSCAPE AREA (25) TREES (3" CAL.) (519) SHRUBS (5 GAL.) 90 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	46,933 S.F. OF LANDSCAPE AREA (55) TREES (3" CAL.) (519) SHRUBS (5 GAL.) 575 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

PARKING LOT LANDSCAPING REQUIREMENTS: 62 PARKING SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE
(1) TREE PER 10 PARKING SPACES
(1) TREE PER 5 TRUCK DOCKS (24 TRUCK DOCKS)

REQUIRED: (11) 3" CAL. TREES
PROVIDED: (11) 3" CAL. TREES

- PLANT LEGEND**
- EXISTING TREE TO REMAIN
 - CEDAR ELM - 3" CALIPER
 - LIVE OAK - 3" CALIPER
 - RED OAK - 3" CALIPER
 - CHINESE PISTACHE - 3" CALIPER
 - TEXAS ASH - 3" CALIPER
 - NEEDLE POINT HOLLY - 5 GALLON
 - ADAGIO MAIDEN GRASS - 5 GALLON
 - SOFT LEAF YUCCA - 5 GALLON
 - DWARF YALPUN HOLLY - 5 GALLON
 - MISCANTHUS - 5 GALLON
 - BRODIE JUMPER - 8 HT.
 - NELLIE R. STEVENS - 7 GALLON
 - LIRIOPE - 4" POTS
 - SEASONAL COLOR - 4" POTS
 - BERMUDA GRASS - SOLID SOD

PLANT MATERIAL SCHEDULE				
TREES				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
LO	11	Live Oak	<i>Quercus virginiana</i>	3" cal. container, 12" ht., 5' spread 5' clear trunk
ST	109	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal. B&B, 12" ht., 2' spread, 5' clear trunk
RO	13	Red Oak	<i>Quercus shumardii</i>	3" cal. container, 12" ht., 5' spread 5' clear trunk
CI	1	Chinese Pistache	<i>Pistache chinensis</i>	3" cal. container, 12" ht., 5' spread 5' clear trunk
CM	8	Creeper Myrtle	<i>Lagerstroemia indica</i>	3" cal. container, 8' ht., 4' spread, 3' trunk, tree form
TA	5	Texas Ash	<i>Fraxinus alberti</i>	3" cal. container, 12" ht., 5' spread 5' clear trunk
SHRUBS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
NPH	241	Needlepoint Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal. container, 24" ht., 20" spread
AMG	51	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	5 gal. container, full, well rooted
ST	109	Softleaf Yucca	<i>Yucca rostrata</i>	5 gal. container, 20" ht., 20" spread
DYH	48	Dwarf Yalpun Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal. container, 18" ht., 18" spread
DR	33	Drift Rose	<i>Rosa x Drift Rose</i>	5 gal. container, 18" ht., 18" spread
Bj	17	Brodie Juniper	<i>Juniperus virginiana 'Brodie'</i>	8 ft. container, 8' ht., 4' spread
NRS	21	Nellie R. Stevens	<i>Ilex x Nellie R. Stevens</i>	7 gal. container, 30" ht., 24" spread
GROUNDCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
LIR	280	Liriope	<i>Liriope muscari</i>	4" pots full container, well rooted
SC	295	Seasonal Color	Owner to select Seasonal planting	4" pots full container, well rooted
		1419 Bermuda grass	<i>Cynodon dactylon '1419'</i>	Solid Sod refer to notes

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

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS CENTER BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS SHALL BE SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE.
- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRAMABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL, AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

drawn: SWB
checked: CHM
date: 08.14.2026

DATE: 08.14.2026

elder creek
studio green spot, inc.
pross design group, incorporated
5515 Highway 448 Road, Suite 140, Dallas, Texas 75226, 87777941400

360 LOGISTICS CROSSING
3811 HWY 360, GRAND PRairie, TX

job no
sheet
1

18

Item2.

SECTION 02000 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

- Planting trees, shrubs, and grass
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 2780 October 1980, Edition by American National Standards Institute, Inc. (200.1) - plant material.
- American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Thirt, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner of the sources of plant materials and bed preparation required for the project.
- Submit representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for selection and approval. When approved, list, model, and material as representative samples for final installed plant materials.
- File Certificates of inspection of plant material by state, county, and federal authorities with Architect. If required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Properly remove existing plants by scraping away existing grass and weeds as necessary to existing soil to a depth of six (6) inches prior to planting container and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6) inches of compost and till into a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Sustane or Green Series at the rate of heavy (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2) inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, cinders, asbestos, etc., placed in one (8) inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (interlocking joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are exactly graded, then watered thoroughly.
 - Areas to be Hybrid Bermuda Bermudagrass: Hybrid bermudagrass with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' butter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All elements of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth & B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting beds areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be set one (1) inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or lost shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind and those originally planted and shall be substituted as originally specified. All work including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or foot areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, unobstructed condition, and there is a stand of grass in lawn areas. At this time, the Owner will assume maintenance on the accepted work.
5. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs acceptable to the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

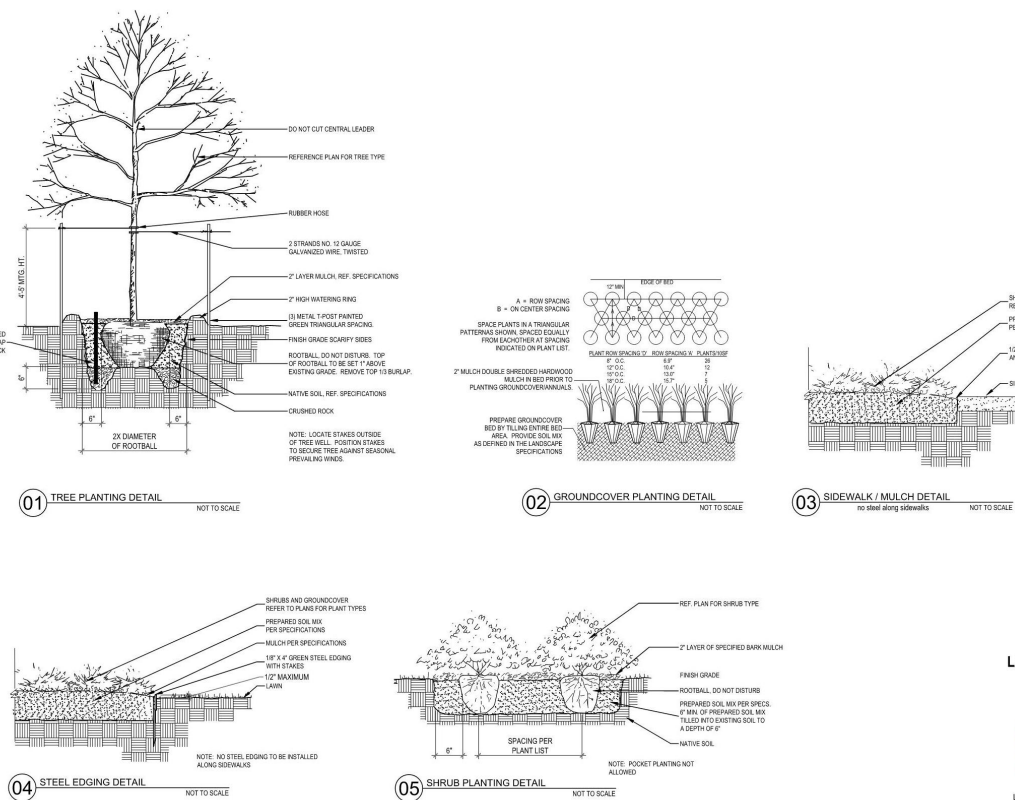
- A. Preparation:
 - Balled and Burrapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, deep, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Daligassias or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 10-20 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3% - 10% by weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 60% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid One Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technology or approved equal.
- F. Organic Fertilizer: Perlite, Sulfate, or Green Series or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

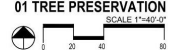
2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Staked 1-1/2" x 11" Armo with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2" ply, fiber reinforced hose, minimum 1/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native gravel, grade 1 in. to 1-1/2 in.
- D. Fiber Fabric: Shall 140lb by Columbia Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



LANDSCAPE DETAILS

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



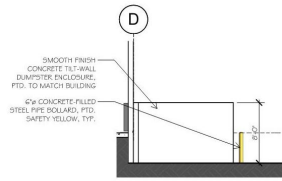
EXISTING TREE LEGEND

- 
- Studio Green Spot

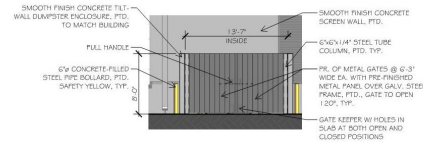
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

Exhibit D - Building Elevations
Page 1 of 4

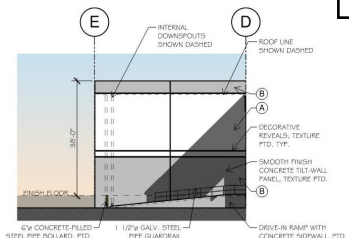
MATERIAL SCHEDULE			
(A) FIELD PAINT COLOR	SHERWIN WILLIAMS - SW 6522 ICE CUBE	CANOPES	BLACK ANODIZED
(B) ACCENT PAINT COLOR	SHERWIN WILLIAMS - SW 7066 GRAY MATTERS	STOREFRONT	YKK YES 45 TU - BLACK ANODIZED
(C) ACCENT PAINT COLOR	SHERWIN WILLIAMS - SW 7069 IRON ORE	GLASS	TINTED LOW E - VITRO SOLARBAN 60
(D) BRICK FORMLINER, PTD.	SHERWIN WILLIAMS - SW 7069 IRON ORE		



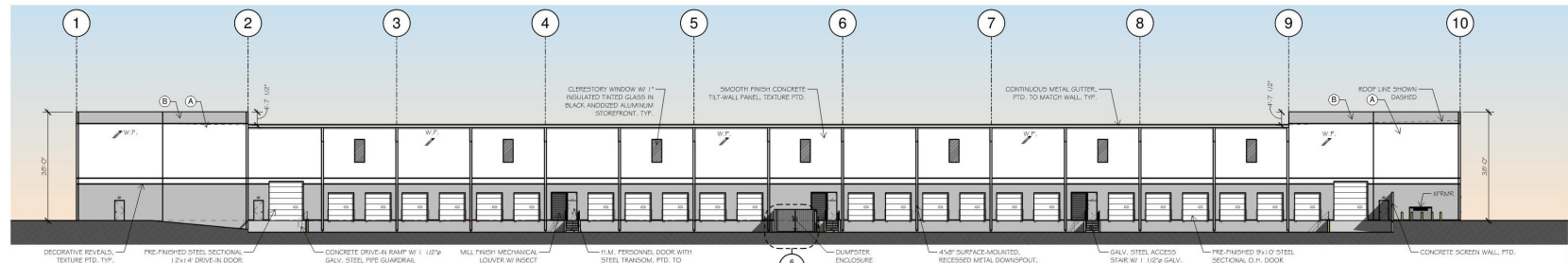
7 ELEVATION @
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



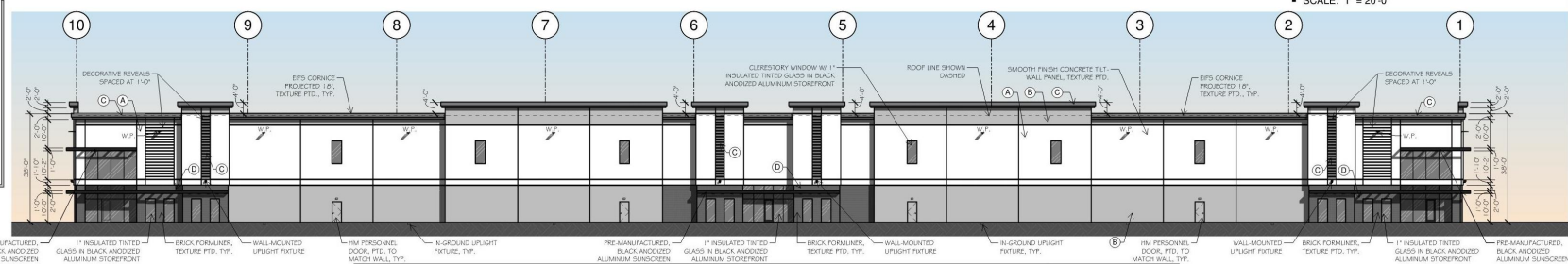
6 ELEVATION @
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



5 ELEVATION @ RAMP
SCALE: 1" = 20'-0"

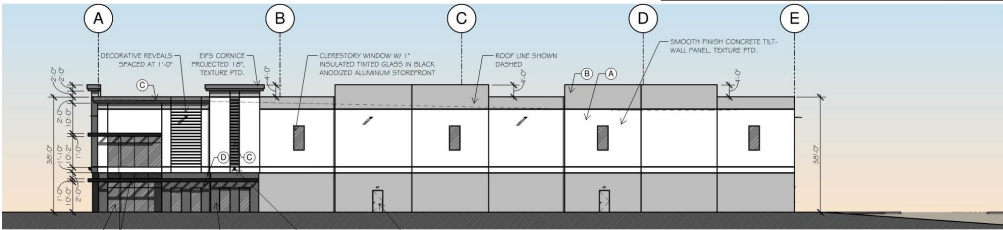


4 EAST ELEVATION
SCALE: 1" = 20'-0"



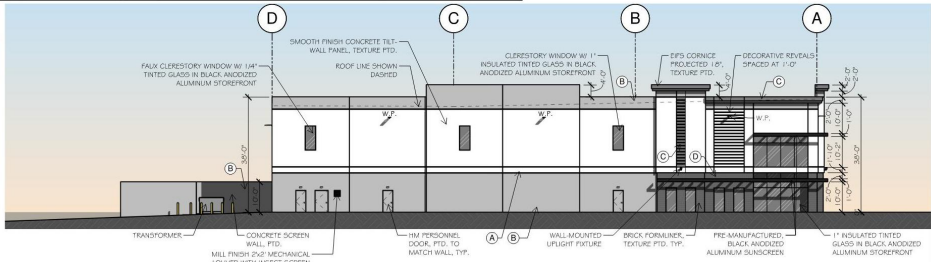
3 WEST ELEVATION
SCALE: 1" = 20'-0"

PRIMARY FACADE COMPLIANCE CHART			
SF OF FACADE (WEST ELEVATION)	FEATURE 4a: CORNICE (IF APPLICABLE) (SEE PLAN)	FEATURE 4b: VERTICAL & HORIZONTAL ARTICULATION (SEE PLAN)	FEATURE 4c: ACCENT LIGHTING (SEE PLAN)
19,322 sq	12" DEEP x 24" TALL CORNICE PROVIDED	4'-0" / 42'-0" 10% 210'-0" / 404'-0" 45%	250'-0" / 404'-0" 52%
		2'-0" / 42'-0" 5% 210'-0" / 404'-0" 45%	



2 SOUTH ELEVATION
SCALE: 1" = 20'-0"

SECONDARY FACADE COMPLIANCE CHART			
SF OF FACADE (SOUTH ELEVATION)	FEATURE 4a: MATERIAL & COLOR ACCENT (SEE PLAN)	FEATURE 4b: VERTICAL ARTICULATION (SEE PLAN)	TOTAL ELEMENTS (SEE PLAN)
9,228 sq	4,000sq / 9,228sq 43%	4'-0" / 42'-0" 10% 117'-0" / 230'-4" 51%	2 YES



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

SECONDARY FACADE COMPLIANCE CHART			
SF OF FACADE (NORTH ELEVATION)	FEATURE 4a: MATERIAL & COLOR ACCENT (SEE PLAN)	FEATURE 4b: VERTICAL ARTICULATION (SEE PLAN)	TOTAL ELEMENTS (SEE PLAN)
7,135 sq	2,739sq / 7,135sq 38%	4'-0" / 42'-0" 10% 67'-2" / 160'-4" 37%	2 YES

OWNER: GREYHOUND ACQUISITIONS, LLC
DEVELOPER: EIDER CREEK DEVELOPMENT
BEN C. DOWNEY
214.914.4773
BONBEE@EIDERCREK.COM
3833 DOUGLAS AVENUE, SUITE 1550
DALLAS, TX 75225

Item2.

drawn: SF
checked: JMO
date: 08/11/2025

DATE

DESCRIPTION

PROFECTIONAL SEAL
STATE OF TEXAS
08/11/2025

EIDER CREEK
360 LOGISTICS CROSSING
3811 HWY 360, GRAND PRAIRIE, TX

job no
2610
sheet

21



01 | CORNER ENTRY



02 | CORNER ENTRY LIGHTING EXHIBIT



03 | CENTER ENTRY



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/22/2026

PRESENTER: Erin Scherer, AICP, Planner

TITLE: SUP-26-08-0020 - Specific Use Permit - Prose and Pours Bookstore (City Council District 5). Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street

APPLICANT: Reace Smith, Prose and Pours Grand Prairie

REQUESTED ACTION: Consider the request for a Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore.

SUMMARY:

Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street.

PURPOSE OF REQUEST:

The applicant proposes to operate a retail bookstore with the sale and on-premise consumption of alcoholic beverages. The sale of alcoholic beverages for on-premise consumption as an accessory use to a bookstore is only allowed for locations within the Central Area (CA) and Planned Development-443 (PD-443) Districts with City Council approval of a Specific Use Permit.

The purpose of the request is to obtain a Specific Use Permit for the sale and on-premise consumption of alcoholic beverages as an accessory use.

Bookstores are defined as establishments primarily engaged in the retail sale of new or used books, magazines, maps, and similar printed publications. Accessory uses may include the sale of stationery, educational materials, gifts, and similar merchandise, as well as author readings, book signings, literary events, and a café or refreshment area that is subordinate to the principal bookstore use.

The Specific Use Permit process provides for additional review of uses that may be appropriate within a zoning district, but due to their location or functional or operational characteristics, warrant further

consideration. The process allows the City to evaluate compatibility with surrounding properties and consider conditions, when appropriate, to address site-specific development or operational considerations.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Central Area (CA) District	First United Methodist Church
South	Central Area (CA) District	Dental & Orthodontics Office/Retail & Commercial Uses
West	Central Area (CA) District	First United Methodist Church Parking Lot
East	Central Area (CA) District	Retail Uses

HISTORY:

- September 1, 2026: City Council approved Ordinance No. 11939-2026 amending portions of Article 11 – Performance Standards to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Museum, Art Gallery, and Bookstore uses within the Central Area (CA) and Planned Development-443 (PD-443) Districts by Specific Use Permit and with certain conditions and amending portions of Article 30: Definitions to define Museum, Art Gallery, Bookstore, and Mixed-Use Cigar Lounge (TAM-26-08-0002).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant proposes to operate Prose and Pours, an approximately 3,700 square-foot bookstore and café offering retail book sales, café service, and the sale and on-premise consumption of beer and wine. The proposed bookstore will occupy the ground floor of the two-story Masonic Lodge in downtown Grand Prairie.

The proposed use will combine book retail and café service with space for community programming and limited on-premise alcohol service. According to the applicant, alcohol service is intended to complement the retail, café, and gathering functions of the business rather than serve as the primary component of the use.

Prose and Pours intends to host events that may include author readings and signings, book clubs, game nights, craft nights, children story times, workshops, and community gatherings. Events will occur within the proposed business hours.

The business will initially employ two part-time employees in addition to the owner, who will work full-time. The applicant anticipates hiring additional employees as the business grows.

The proposed hours of operation are Tuesday through Friday from 11:00 a.m. to 9:00 p.m., Saturday from 10:00 a.m. to 9:00 p.m., and Sunday from 1:00 p.m. to 6:00 p.m. The applicant also proposes to remain open for one hour following performances at the Uptown Theater.

The proposed bookstore will require an Alcohol Variance from the City Council. Section 4.8.6 of the Unified Development Code (UDC) prohibits the sale and on-premise consumption of alcoholic

beverages within 300 feet of churches and schools. Alcohol Variance requests are considered directly by the City Council and do not require a recommendation from the Planning and Zoning Commission. The applicant has submitted an Alcohol Variance request (VCC-26-08-0001), which is scheduled for consideration by the City Council on October 20, 2026. The adjacent United Methodist Church of Grand Prairie has submitted a letter of support for the request, which is included as Exhibit C – Letter of Support.

Prose and Pours will also be required to obtain and maintain the appropriate Texas Alcoholic Beverage Commission (TABC) permit authorizing the sale and on-premise consumption of beer and wine. Employees who sell or serve alcoholic beverages will be required to obtain the applicable TABC seller-server certification prior to doing so.

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to 30 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 designates the subject property as Mixed Use, which supports a combination of complementary uses and activity within the Downtown area.
- The Downtown Master Plan identifies Downtown as an area for continued revitalization and envisions a walkable, mixed-use environment supported by infill development, redevelopment, and uses that contribute to Downtown as a live/work/play destination.
- The proposal supports the City's continued emphasis on Downtown revitalization. The 2026 City Council Goals specifically identify the continued revitalization of Historic Downtown and attraction of independent, unique retail stores as City priorities.

Is the proposal compatible with its surroundings?

- The subject property is located within Downtown Grand Prairie, where a mixture of commercial, civic, entertainment, restaurant, and other destination-oriented uses contribute to the character and activity of the area.
- The Downtown Master Plan encourages a mix of uses that generates activity and supports Downtown as a destination for residents and visitors. The proposed use is consistent with the type of commercial activity contemplated within an active mixed-use downtown environment.
- The proposal utilizes an existing Downtown property and does not introduce a substantially different development pattern from the commercial and mixed-use character envisioned for the area.

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

- Downtown is undergoing significant public investment intended to support redevelopment and increased pedestrian activity. Planned improvements include reconstruction of Main Street with wider sidewalks and a reduced roadway section, new public gathering and performance space near City Hall, redevelopment opportunities west of City Hall, and transportation improvements intended to redirect heavy truck traffic away from the Downtown core.
- These improvements implement several objectives of the Downtown Master Plan, including improving connectivity, creating a more walkable Main Street, enhancing the public realm, and supporting future infill and redevelopment.
- The proposed use would contribute to the continued activation of an existing Downtown property as these public improvements and redevelopments are implemented.

What development characteristics of the proposal should be considered?

- The proposal represents the adaptive reuse of the existing Masonic Lodge, introducing a new commercial use without substantial redevelopment of the property.
- The bookstore and café is a relatively low-intensity use with limited anticipated impacts on surrounding streets and the existing Downtown transportation network.
- Community programming will occur within established business hours, with extended hours following Uptown Theater performances. Alcohol service will remain a complimentary component of the bookstore and care and is subject to separate City Council and TABC approvals.

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 – Operational Plan.
2. The applicant shall obtain City Council approval of an alcohol variance.
3. The applicant shall obtain a valid permit from TABC.

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Exhibit A – Boundary Description
2. Exhibit B – Operational Plan
3. Exhibit C – Letter of Support
4. Exhibit D – Conceptual Floor Plan

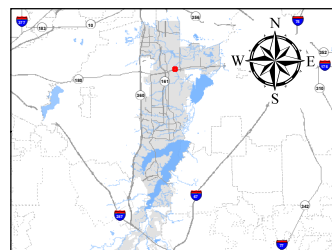


City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make 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 0.05 Miles

Grand
Prairie
TEXAS

PLANNING
Date: 8/20/2026

Legal Description

Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas.

Operational Plan

Prose & Pours | Special Use Permit Application

Property: 112 Center St., Grand Prairie, Dallas County, Texas

1. Proposed Use

Prose & Pours is a hybrid bookstore, cafe, and neighborhood bar planned for the first floor of the two-story Masonic Lodge in downtown Grand Prairie, approximately 3,700 square feet. The business combines curated book retail with a cafe and limited on-premise beer and wine service, together with a space for community programming. The concept is family-friendly and community-centered, with book selections spanning romance, women's fiction, roleplaying-game literature, nonfiction, and children's titles. Alcohol service is a complementary amenity to the retail, cafe, and gathering functions of the business rather than its primary draw.

2. Hours of Operation

Tuesday-Friday (11 a.m. – 8 p.m.); Saturday (10 a.m. – 9 p.m.); Sunday (1 p.m. – 6 p.m.)

Special hours: To remain open one hour after a show at Uptown Theater.

3. Number of Employees

Prose & Pours currently operates as a solo owner-operated farmers market booth. At the storefront the business will employ 2 part-time employees in addition to the owner, who will be full-time. As the business grows, we will bring on additional staff.

4. Alcohol Sales and On-Premise Consumption

Prose & Pours intends to sell and to permit on-premise consumption of beer and wine only. No distilled spirits or other hard liquor will be sold or served. Alcohol service will be limited to the cafe and seating areas during posted business hours and will function as an accompaniment to the bookstore and cafe experience.

5. TABC Compliance and Licensing

The business will obtain and maintain the appropriate Texas Alcoholic Beverage Commission (TABC) permit authorizing on-premise sale of beer and wine at this location before any alcohol is sold or served, and will comply with all applicable TABC requirements and regulations. Patricia (Reace) Smith already completed her TABC training and Food Handler's Training.

6. Employee Alcohol Training

All employees who sell or serve alcohol will complete TABC seller-server certification prior to serving. The business will maintain current certification records for all such staff for the duration of their employment. See above for owner's training completion.

7. Events

Community events are a core part of the business's identity. Prose & Pours intends to host events at the location, which may include author readings and signings, book clubs, game nights, craft nights, children's story times, workshops, and community gatherings. Events will be held within posted business hours and within the scope of the approved use and applicable permits.



First United Methodist Church of Grand Prairie

122 N. Center Street
972-264-6148 (Office)

Grand Prairie, TX 75050
www.fumcgp.org

August 19, 2026

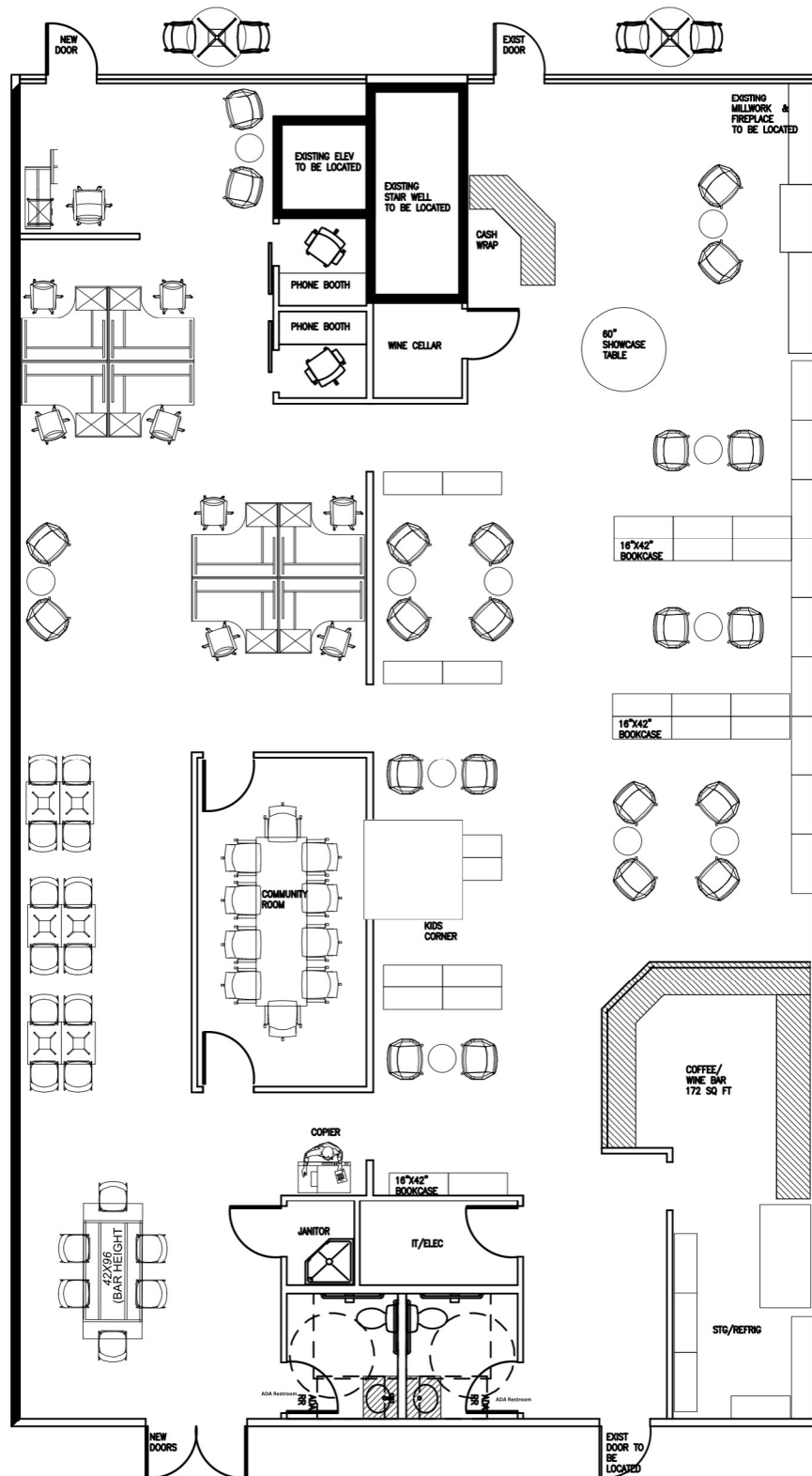
To the City of Grand Prairie Planning Department:

First United Methodist Church Grand Prairie, located at 122 N. Center St., Grand Prairie, Texas, has been informed of the proposed use of the property at 112 N. Center St. as a bookstore, cafe, and community space that includes limited on-premise sale and consumption of beer and wine. First United Methodist Church Grand Prairie [does not object to / supports] the proposed use, including the sale and on-premise consumption of beer and wine at that location.

Signed,

Ron Liles
Chair of Trustees

Rev. Marsha Middleton, DMIN
FUMCGP Senior Pastor



PROPOSED FLOORPLAN

0616 26

ninety 8 ninety7, LLC
interior design | historic preservation

PROSE & POURS
GRAND PRAIRIE, TX

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