CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, October 13, 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 September 22, 2026, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

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

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

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

PUBLIC HEARING

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

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

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

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

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

ADJOURNMENT

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

MESSAGE OF RELIGIOUS WELCOME

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted October 7, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning Assistant Director

TITLE: Approval of Minutes of the September 22, 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 22, 2026 6:00 PM City Hall - Briefing Room

BRIEFING SESSION

Chairperson Fedorko called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez
Commissioner Cheryl Smith
Commissioner Tai Jones-Chapman *(entered meeting at 6:02 p.m.)*
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Micah Lockhart

ABSENT
Commissioner Malcom Chakery
Commissioner Marketta Nimo

Executive Session

There was no closed session.

Agenda Review

Commissioners expressed concerns regarding the variance request for the screening wall and the potential for increased noise associated with item two. Commissioner Gonzalez asked whether the applicant would be permitted to sell liquor in addition to beer and wine for item three. Planner Erin Scherer stated that the applicant specified beer and wine only and when the applicant applies for a TABC permit, the permit will be specific to beer and wine sales only. Chairperson Fedorko asked what the process would be if the applicant wanted to serve liquor in addition to beer and wine in the future. Mrs. Scherer stated that the applicant would need to apply for an amendment to the SUP.

2027 Planning and Zoning Commission Calendar

Commissioners were presented with the 2027 Planning and Zoning Commission calendar dates.

Chairperson Fedorko recessed the Briefing Session at 6:24 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 6:33 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 Kenneth Presley Jr.
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Malcom Chakery

Commissioner Smith led the Invocation.

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

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

1. Approval of Minutes of the September 8, 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-26-07-0016 - 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

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated 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).

   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.*

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.*

Brice Hafner, 8333 Douglas Ave Ste 1550 Dallas, TX 73225, stepped forward representing the case and gave a power point presentation. Commissioner Smith expressed concern about light reflecting into the surrounding neighborhood. Mr. Hafner stated the lighting would consist of walls packs, which would only extend approximately 50 to 60 feet from the building. He noted that the existing trees would shield the light from the surrounding area. David Morales, 5310 Harvest Hill Rd Ste 180, Dallas TX., noted his support for the request but didn't wish to speak. Randy Baird, 8333 Douglas Ave Ste 1550 Dallas TX., noted his support for the request but didn't wish to speak. Commissioners discussed the possibility of constructing a screening wall within the TRA easement or on the retaining wall for safety purposes.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Smith, to close the public hearing and approve item two with staff-recommended conditions, with the additional condition of alternative screening along the east side consisting of a six-foot wrought iron fence, subject to engineering approval. The motion carried unanimously.

PUBLIC HEARING

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

Planner Erin Scherer presented the case report and gave a power point presentation. She stated 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.

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.*

Reace Smith, 1405 E Tarrant Rd Grand Prairie TX., stepped forward representing the case. She stated that when her family moved to Grand Prairie in 2014, she noticed that the city did not have any bookstores where she could take her kids to read and explore books. Over the years she began looking for the right place to open a bookstore. She mentioned that a vital downtown should have a great bookstore - a place where people can gather, spend time with friends and family, and enjoy a drink or coffee. She wants to create a community space that she believes is currently missing in downtown. Chairperson Fedorko commended the applicant for conducting the outreach to the church. Martha Gonzalez, 405 SE 11th St Grand Prairie TX., noted her support for the request but didn't wish to speak.

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

ADJOURNMENT

Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 7:26 p.m.

_____

John Fedorko, Chairperson

ATTEST:

_____

Tai Chapman, Secretary

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

PRESENTER: June Sin, AICP, Senior Planner

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

APPLICANT: Moshin Ali, 3ma Design

REQUESTED ACTION: Consider the request for a Site Plan for a retail development, with consideration for variances.

SUMMARY:

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

PURPOSE OF REQUEST:

The applicant intends to construct a 5,832 sq. ft. retail development on 0.646 acres. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

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-91	Church
South	PD-456	BJ's Wholesale Club
West	PD-456	BJ's Wholesale Club
East	PD-152A	Undeveloped

HISTORY:

- February 7, 2006: City Council approved a zoning change from Single-Family Two (SF-2) Zoning District to a Planned Development District (PD-294A) for General Retail Uses (Ordinance No. 7349, Case No. Z060101).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed development features a 5,832 sq. ft. retail development. The prospective tenants are not yet identified. The site will be accessed from Mayfield Road.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-294A and Article 6 of the Unified Development Code (UDC). The table below summarizes the required and provided standards. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	28,140	Yes
Min. Lot Width (Ft.)	50	163	Yes
Min. Lot Depth (Ft.)	100	152	Yes
Front Setback (Ft.)	25	94	Yes
Rear Setback (Ft.)	0	0	Yes
Side Setback (Ft.)	10	10	Yes
Max. Height (Ft.)	25	22	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.21:1	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 of the Unified Development Code shall serve as parking maximums. The table below summarizes the required and provided standards. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Allowed (Maximum)	Proposed	Compliance
Retail (1 space per 275 Sq. Ft.)	22	22	Yes

Landscape and Screening

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

Table 4. Landscape Requirements

Standard	Required	Provided	Compliance
Landscape Buffer (Ft.) - Robinson	30	30	Yes

Landscape Buffer (Ft.) – Mayfield	30	Variable Width (0-foot to 30-foot)	Variance
Landscape Area 10 % (Sq. Ft.)	2,814	3,065	Yes
75% in the Front Yard (Sq. Ft.)	2,111	6,844	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	6	6	Yes
Parking Island with Tree (1/5 spaces)	5	5	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	57	58	Yes
Flowering/Colorful Plantings (Gal.)	9	9	Yes

Building Design

The exterior building materials include brick veneer with stone bases. Tenant spaces are further defined by stucco finishes framing around storefront glazing, topped with fiber cement (Hardie) panels. 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.

Appendix F of the Unified Development Code (UDC) 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.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Compliance
North Facade	30%	14%	Variance
East Facade	30%	32%	Yes
Total Length	50%	31%	Variance
Total Canopy	25%	32%	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 and meets the Appendix F Menu Items requirements.

Table 6. Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	Add Parking Lot Trees
Building Design	Material Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Canopy Variation
Building Design	Specialty Accent
Healthy, Smart & Sustainable Community	Mature Trees
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Pollinator-Friendly Flowers (.5)

Alternative Compliance	Bike Racks
Alternative Compliance	Benches & Seasonal Planting

VARIANCES:

The applicant is requesting the following variances:

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

CONSIDERATIONS FOR APPROVAL:

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

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

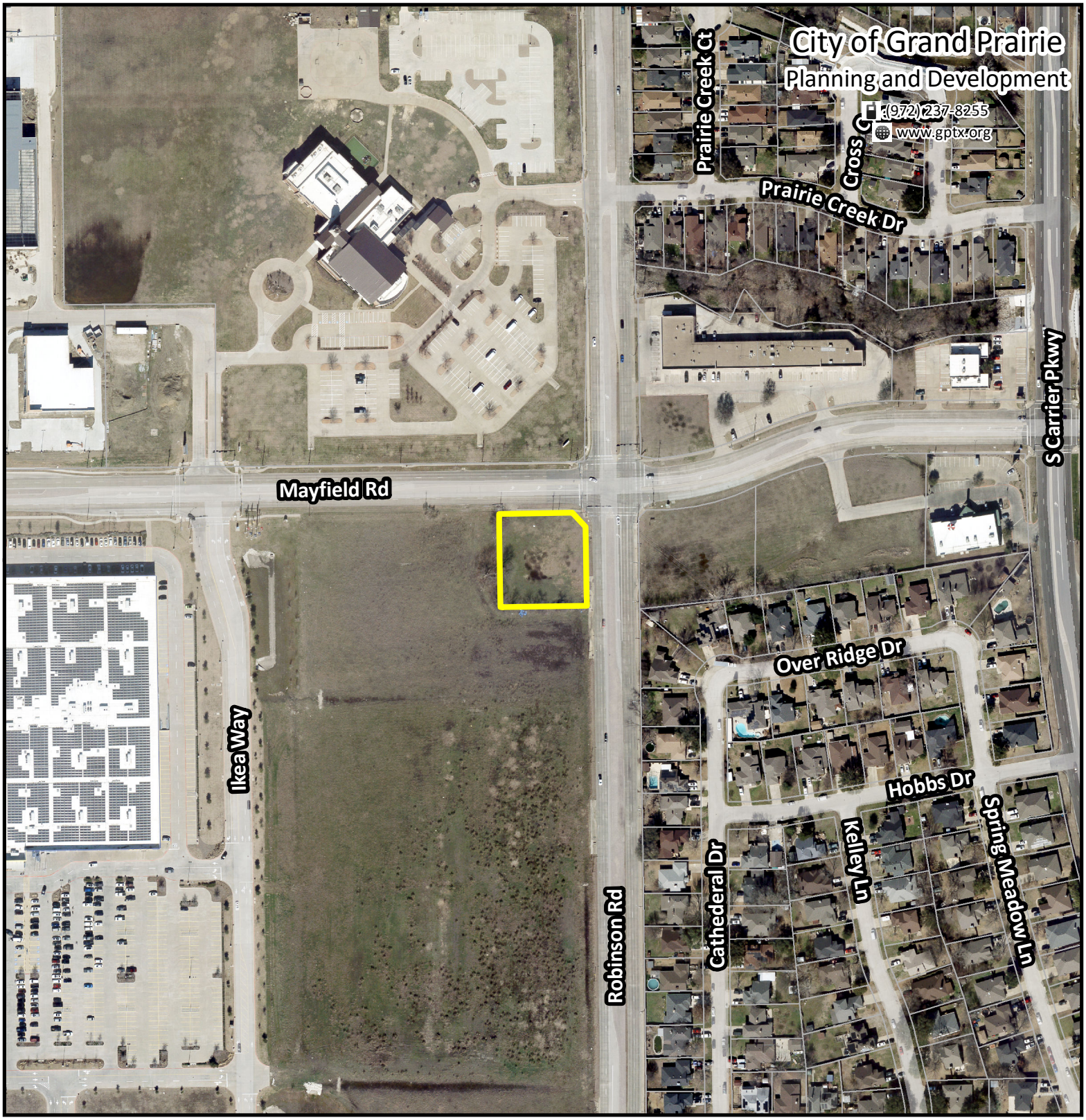
ATTACHMENTS / SUPPORTING DOCUMENTS:

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 Menu Items

Exhibit A- Location Map
Page 1 of 1

CASE LOCATION MAP
STP-26-
905 MAYF

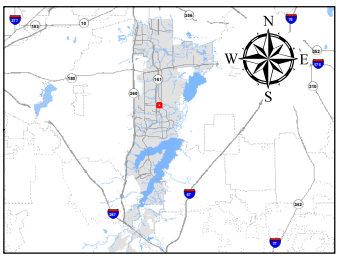
Item2.



Location

Street Center Line

Parcels



0 0.05 Miles

GRand PRairie TEXAS

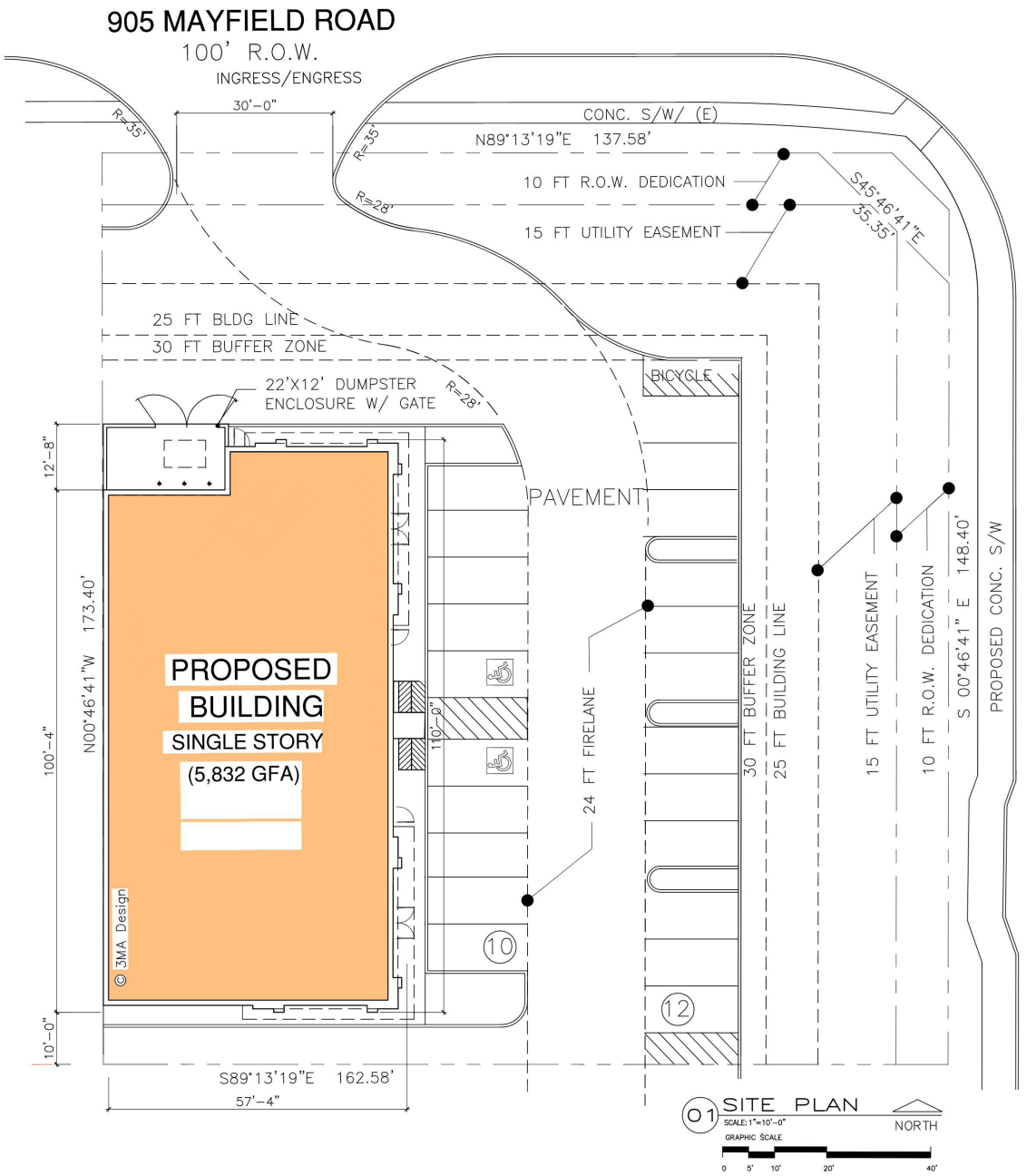
PLANNING

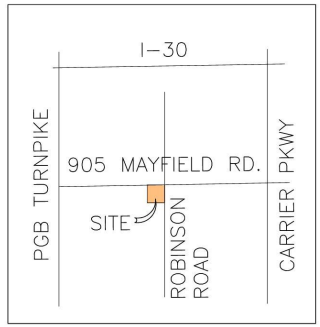
Date: 6/24/2026

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.





VICINITY MAP
NTS.

LEGEND

PROPOSED BUILDING

PAINTED STRIPES

ZONING PD-294A, IH-20 OVERLAY DISTRICT
TOTAL SITE AREA 28,140 S.F. (0.646 Acres)

Table 1. Site Data Summary

Standard	Required	Proposed	Meets
Min.Lot Area(S.F.)	5,000	28,140	Yes
Min.Lot Width(Ft.)	50	137	Yes
Min.Lot Depth(Ft.)	100	162	Yes
Front (Ft.)	25	40	Yes
Rear (Ft.)	0	0	Yes
Side (Ft.)	10	10	Yes
Max Height(Ft.)	25	22	Yes
Max (FAR)	0.35:1	0.25:1	Yes

Table 2. Parking Summary

Standard	Required (Maximum)	Proposed	Meets
Retail 1/275 s.f.	22	22	Yes

DESIGN :
3MA DESIGN
3102 CORTEZ COURT EAST
IRVING, TEXAS 75062
(214) 402-8825
email: threemadesign@yahoo.com

CONTRACTOR :
Intellect Construction
2000 CLINTON LANE
FORT WORTH, TEXAS 76164
(817) 827-6286 email: Intellectdnc@gmail.com

PROJECT :
MAYFIELD S.C.
905 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75XXX
OWNER : Malik Lalani,
972 697 3997

PROJ. NO.
2026-02

ISSUE DATE:
JULY 08/2026
P&Z REVIEW

REVISIONS
RESUBMISSION
SEPT. 16. 2026

SHEET TITLE
SITE PLAN

SHEET NO.
A-1.0

OF SHEET

SCALE: 120 24X36 FORMAT

Item2.

ZONING PD-294A, IH-20 OVERLAY DISTRICT
TOTAL SITE AREA 28,140 S.F. (0.646 Acres)

LANDSCAPE AND SCREEN REQUIREMENTS			
STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA 10%	2,814.0 S.F.	3,065 S.F.	Yes
FRONT YARD 75% of Required Landscape in Front Yard.	2,110.5 S.F.		Yes
TOTAL STREET TREES	6 (1/50')	6	Yes
TOTAL PARKING TREES	3 (1/10)	4	Yes
TOTAL SCREENING HEDGES		60	Yes
SHRUBS (1 5-GAL/50 S.F of required Landscap Area)	57	58	Yes
FLOWERING/COLORFUL Plantings 15% required			

PLANT SCHEDULE

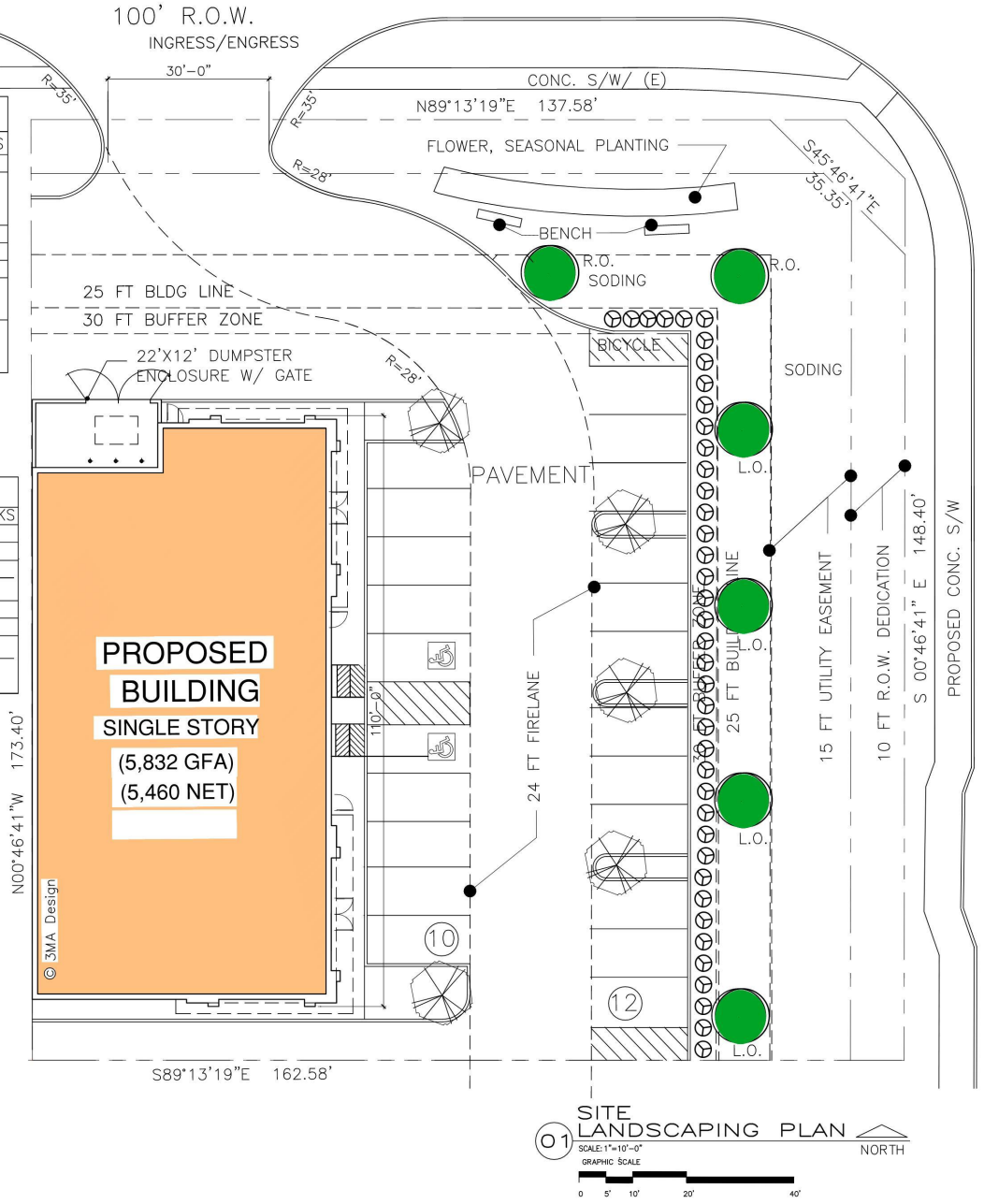
TREES					
COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	RMRKS
LIVE OAK	QUERCUS VIRGINIA.	4	3"	AS SHOWN	B/B
TEXAS RED OAK	QUERCUS TEXANA	2	3"	AS SHOWN	B/B
CREPE MYERTLE	LAGERSTROEMIA	*4	3"	AS SHOWN	B/B
SHRUBS					
BUFFORD HOLLY	ILEX CARNUTA	5 GAL.		36" C-C	
GROUND COVER					
BERMUDA TURF	CYNADON DACTYLON			HYDRO MULCH OR SOLID SOD	

B/B BALLED/ BURLAPPED
PARKING *4 (REQUIRED 3, PROVIDED 5)
70% NATIVE PLANTS
20% POLINATOR FRIENDLY

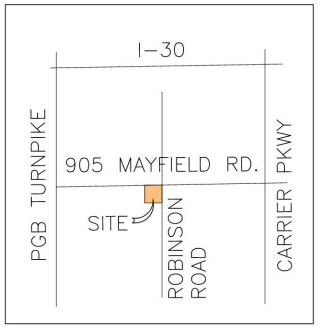
STREET TREES
L.O. (LIVE OAK)
R.O. (RED OAK)

PARKING LOT TREE
CREPE MYRTLE

PARKING
SCREENING HEDGE
AT 36" O.C.



01 SITE LANDSCAPING PLAN
SCALE: 1"=10'-0"
GRAPHIC SCALE
0 5' 10' 20' 40'
NORTH



VICINITY MAP
NTS.

LEGEND
PROPOSED BUILDING
PAINTED STRIPES

DESIGN :
3MA DESIGN
3102 CORTEZ COURT EAST
IRVING, TEXAS 75062
(214) 402-8825
email: threemadesign@yahoo.com

CONTRACTOR :
Intellect Construction
2000 CLINTON LANE
FORT WORTH, TEXAS 76164
(817) 827-6286 email: Intellectdnc@gmail.com

PROJECT :
MAYFIELD S.C.
905 MAYFIELD ROAD
GRAND PRARIE, TEXAS 75XXX
OWNER : Malik Lalani,
972 697 3997

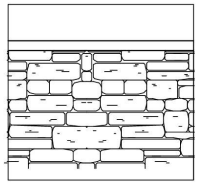
PROJ. NO.
2026-02
ISSUE DATE:
JULY 08/2026
P&Z REVIEW
REVISIONS
RESUBMISSION
SEPT. 16 2026
SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-1.0

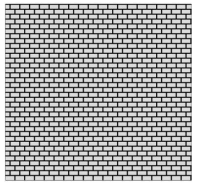
SCALE 120 24X36 FORMAT

Item2.

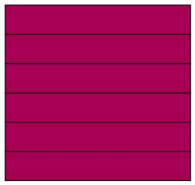
LEGEND - EXTERIOR FINISH MATERIALS



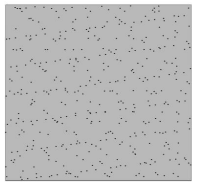
Ⓐ STONE–EARTH TONE



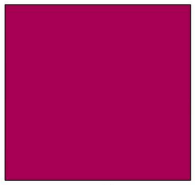
Ⓑ BRICK–ACME COLOR CHART



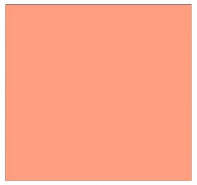
Ⓒ HARDIE BOARD PANKS–HORIZONTAL (PAINTED)



Ⓓ CEMENT STUCCO STO STUCCO COLOR NAMBE 01012



Ⓔ METAL CANOPY (PAINTED)



Ⓕ CANVAS CANOPY CANVAS COLOR

MATERIAL NOTES		
SYMBOL	MATERIAL	DESCRIPTION
Ⓐ	STONE	NATURAL STONE
Ⓑ	BRICK	ACME BRICK
Ⓒ	HARDIE BOARD	PAINTED
Ⓓ	CEMENT STUCCO	3 PART CEMENT SYSTEM
Ⓔ	ALUM. /GLAZING	DARK BRONZE / TINTED
Ⓕ	METAL COPING	PRE FINISHED METAL
Ⓖ	METAL CANOPY	METAL
Ⓗ	CANVAS CANOPY	FABRIC

GLAZING LENGTH			
ELEVATION	REQUIRED	PROVIDED	GLAZING LENGTH
EAST (PRIMARY)	–	68%	74'–0"
WEST (REAR)	–	–	–
NORTH (PRIMARY)	–	26.48%	15'–0"
SOUTH	–	26.48%	15'–0"
TOTAL	–	TOTAL	104'–0"

*10' HEIGHT STOREFRONT SYSTEM
ANODIZED ALUM. FINISH–DARK BRONZE
GLAZING–LOW e TINTED

CANOPY CALCULATIONS			
ELEVATION	REQUIRED	CANOPY LENGTH	TOTAL LENGTH
EAST (PRIMARY)	–	78'–0"	108'–8"
WEST (REAR)	–	–	108'–8"
NORTH (PRIMARY)	–	15'–0"	56'–8"
SOUTH	–	15'–0"	56'–8"
TOTAL	–	108'–0"	338'–8"

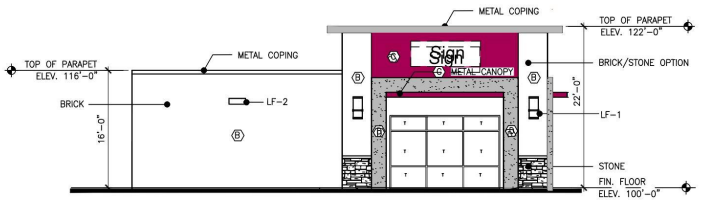
MATERIAL

SOUTH FACADE

EXT. WALL FINISH	AREAS S.F.	PERCENTAGE
Ⓐ STONE	38 S.F.	3.64%
Ⓑ BRICK	625 S.F.	59.82%
Ⓒ HARDIE PANEL	144 S.F.	13.78%
Ⓓ CEMENT STUCCO	88 S.F.	8.42%
Ⓔ *GLAZING	150 S.F.	14.34%
TOTAL	1,045 S.F.	100.00%

Ⓕ METAL COPING
Ⓖ METAL CANOPY
Ⓗ CANVAS CANOPY

LF–1 LIGHT FIXTURE – WALL SCONE
LF–2 LIGHT FIXTURE – WALL PACK
*STORE FRONT SYSTEM

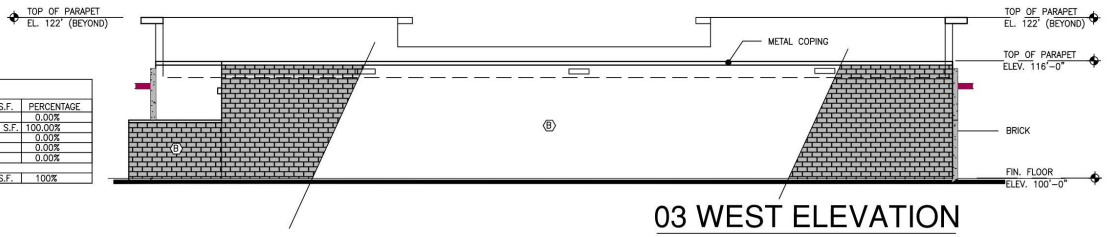


04 SOUTH ELEVATION

MATERIAL

WEST FACADE

WALL FIN.	AREAS S.F.	PERCENTAGE
STONE	–	0.00%
BRICK	1680 S.F.	100.00%
GLAZING	–	0.00%
HARDIE PANEL	–	0.00%
STUCCO	–	0.00%
TOTAL	1,680 S.F.	100%



03 WEST ELEVATION

MATERIAL

NORTH FACADE

EXT. WALL FINISH	AREAS S.F.	PERCENTAGE
Ⓐ STONE	38 S.F.	3.64%
Ⓑ BRICK	625 S.F.	59.82%
Ⓒ HARDIE PANEL	144 S.F.	13.78%
Ⓓ CEMENT STUCCO	88 S.F.	8.42%
Ⓔ *GLAZING	150 S.F.	14.34%
TOTAL	1,045 S.F.	100.00%

Ⓕ METAL COPING
Ⓖ METAL CANOPY
Ⓗ CANVAS CANOPY

LF–1 LIGHT FIXTURE – WALL SCONE
LF–2 LIGHT FIXTURE – WALL PACK
*STORE FRONT SYSTEM



02 NORTH ELEVATION

MAYFIELD ROAD PRIME ELEVATION

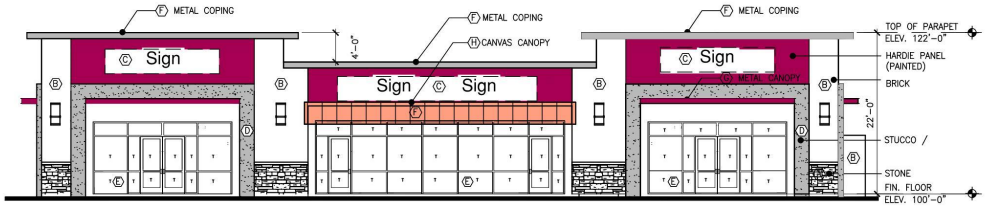
MATERIAL

EAST FACADE

EXT. WALL FINISH	AREAS S.F.	PERCENTAGE
Ⓐ STONE	108 S.F.	4.88%
Ⓑ BRICK	668 S.F.	30.23%
Ⓒ HARDIE PANEL	528 S.F.	23.90%
Ⓓ CEMENT STUCCO	196 S.F.	8.86%
Ⓔ *GLAZING	712 S.F.	32.22%
TOTAL	2,210 S.F.	100%

Ⓕ METAL COPING
Ⓖ METAL CANOPY
Ⓗ CANVAS CANOPY

LF–1 LIGHT FIXTURE – WALL SCONE
LF–2 LIGHT FIXTURE – WALL PACK
*STORE FRONT SYSTEM



01 EAST ELEVATION

ROBINSON ROAD PRIME ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1/8"=1'–0"

DESIGN :
3MA DESIGN
3102 CORTEZ COURT EAST
IRVING, TEXAS 75062
(214) 402–8825
email: threemadesign@yahoo.com

CONTRACTOR :
Intellect Construction
2000 CLINTON LANE
FORT WORTH, TEXAS 76164
(817) 827–6286 email: Intellectdnc@gmail.com

PROJECT :
MAYFIELD S.C.
905 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75XXX
OWNER : Malik Lalani,
972 697 3997

PROJ. NO.
2026–02

ISSUE DATE:
JULY 08/2026
P&Z REVIEW

REVISIONS
V 3
OCT. 05, 2026

SHEET TITLE
EXT.ELEVATIOINS

SHEET NO.
A3.0

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
☑	BICYCLE RACKS	BICYCLE RACKS PROVIDED SEE LANDSCAPING PLAN SHEET L-1
☑	PARK SEATING BENCHES	PROVIDED PARK BENCHES AND FLOWER BED. SEE LANDSCAPE PLAN SHET L-1
☐		
☐		

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	1
Building Design	7
Healthy, Smart, Sustainable Community	2.5
Alternative Compliance	2
Total Menu Items:	12.5

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

PRESENTER: Hina Siddiqui, Planner

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

APPLICANT: Gary Wood, Archon Corporation

REQUESTED ACTION: Consider the request for a Site Plan for two multi-tenant retail and office buildings.

SUMMARY:

Site Plan for two multi-tenant retail and office buildings on 2.062 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy.

PURPOSE OF REQUEST:

The purpose of this request is to obtain Site Plan approval for two new multi-tenant buildings with associated parking spaces.

Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

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-384A	Undeveloped/Gas well
South	PD-384A	Jefferson Cove Apartment
West	PD-384A	Townhomes (Lake Ridge Commons)

East	PD-213A	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant proposes a development consisting of two single-story commercial buildings totaling 18,860 square feet (Building A at 9,600 sq. ft. and Building B at 9,260 sq. ft.), separated by a shared outdoor area in between. Specific tenants have not yet been identified.

Site circulation and access improvements include 64 surface parking stalls and a dedicated right-turn deceleration lane along Lake Ridge Parkway to the north. To provide adequate screening adjacent to the residential development to the west, the proposal incorporates a 15-foot landscape buffer with 31 canopy trees and a six-foot masonry screening wall. Additionally, integrated bioretention areas are provided along the site perimeter for stormwater management.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-384A 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	88,821	Yes
Min. Lot Width (Ft.)	50	161	Yes
Min. Lot Depth (Ft.)	100	378	Yes
Front Setback (Ft.)	25	77	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Stories)	25	23.83	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.21:1	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 of the UDC shall serve as parking maximums. The following table summarizes these requirements. The proposal meets the parking requirements of the UDC.

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Retail Parking (1 space per 275 SF)	68	64	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 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.)	8,882	32,177	Yes
Front Yard (75%)	6,662	11,992	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	26	26	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	13	13	Yes
Parking: Landscape Island with Trees (1 per 5 spaces)	13	13	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	133	133	Yes
Flowering and Colorful Plants (15%)	100	103	Yes
Adj. to Residential (West)	15 Ft. Landscape Buffer with 31 Trees	15 Ft. Landscape Buffer with 31 Trees	Yes
Screening Adj. to Residential (West)	6 Ft. Masonry Wall	6 Ft. Masonry Wall	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 proposal meets the building design requirements.

The exterior building materials include brick veneer, stone veneer, and fiber cement (Hardie) panels with trim in neutral earth tones. Vertical articulation and visual interest are established through raised, symmetrical tower-style corners with bracketed eaves that frame the roofline. Individual tenant lease spaces are clearly defined with multi-pane storefront glazing featuring pronounced window grids, entry doors, and suspended metal awnings across the facade.

Table 5. Windows and Canopies Requirements – Bldg. A

Standard	Required	Provided	Meets
East Facade	30%	30%	Yes
South Facade	30%	31%	Yes
Total Length	50%	55%	Yes
Total Canopy	25%	55%	Yes

Table 6. Windows and Canopies Requirements – Bldg. B

Standard	Required	Provided	Meets
East Facade	30%	34%	Yes
Total Length	50%	55%	Yes
Total Canopy	25%	55%	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 provides 12 of the required minimum of 12 Menu Items.

Table 6. Appendix F Menu Items	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Rain Gardens
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Stone Accent
Building Design	Roof Variation
Building Design	Articulation Elements
Building Design	Design Elements
Building Design	Corner Treatment
Building Design	Canopy Variations
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Recycling Program (.5)
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers (.5)

VARIANCES:

The applicant is not requesting any variances.

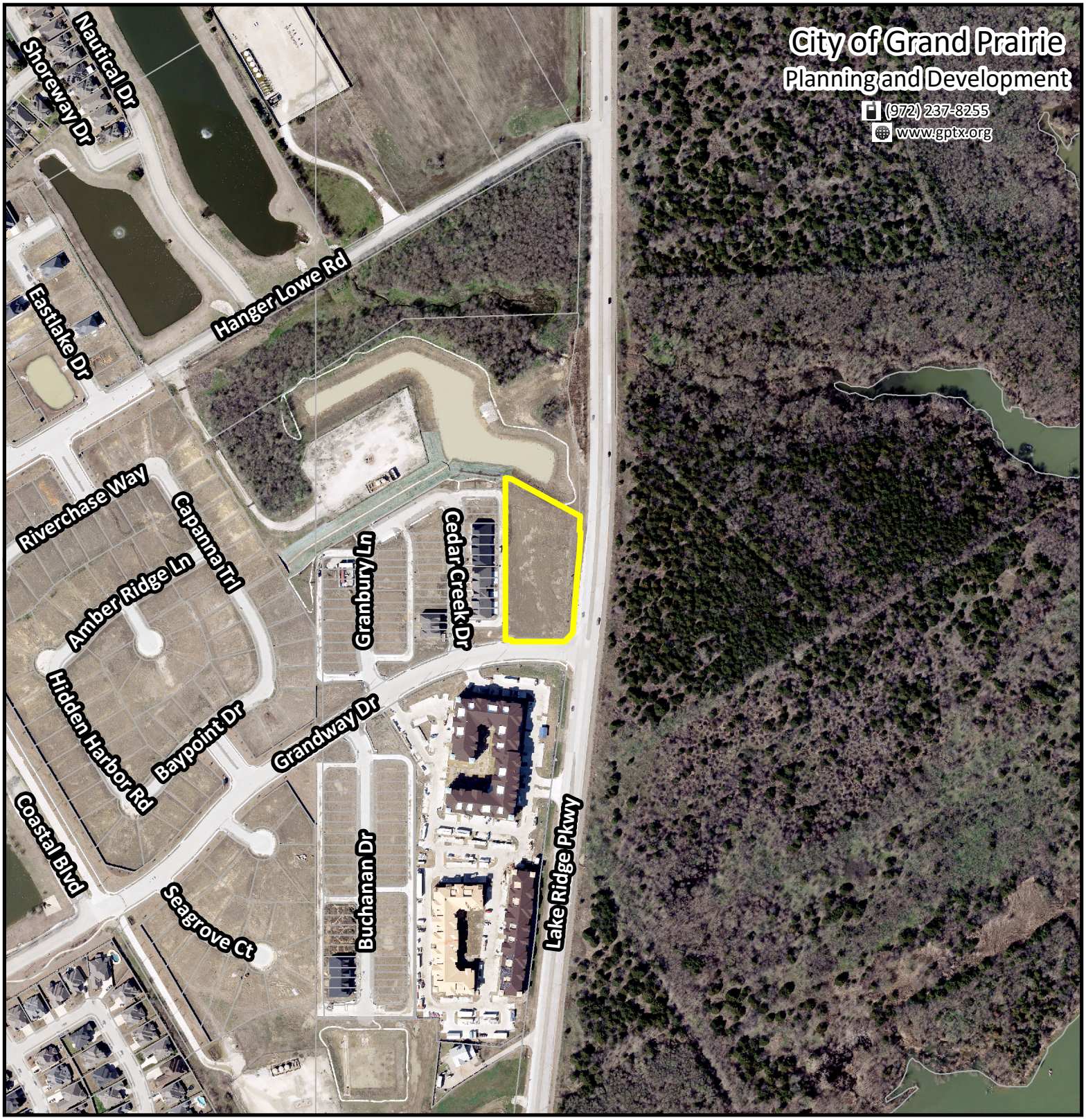
ATTACHMENTS / SUPPORTING DOCUMENTS:

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

Exhibit A- Location Map
Page 1 of 1

CASE LOCATION MAP
STP-26-
7085 LAKE RIDG

Item3.

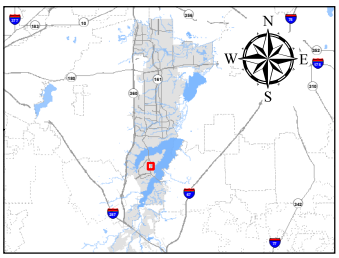


Location

Street Center Line

Parcels

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



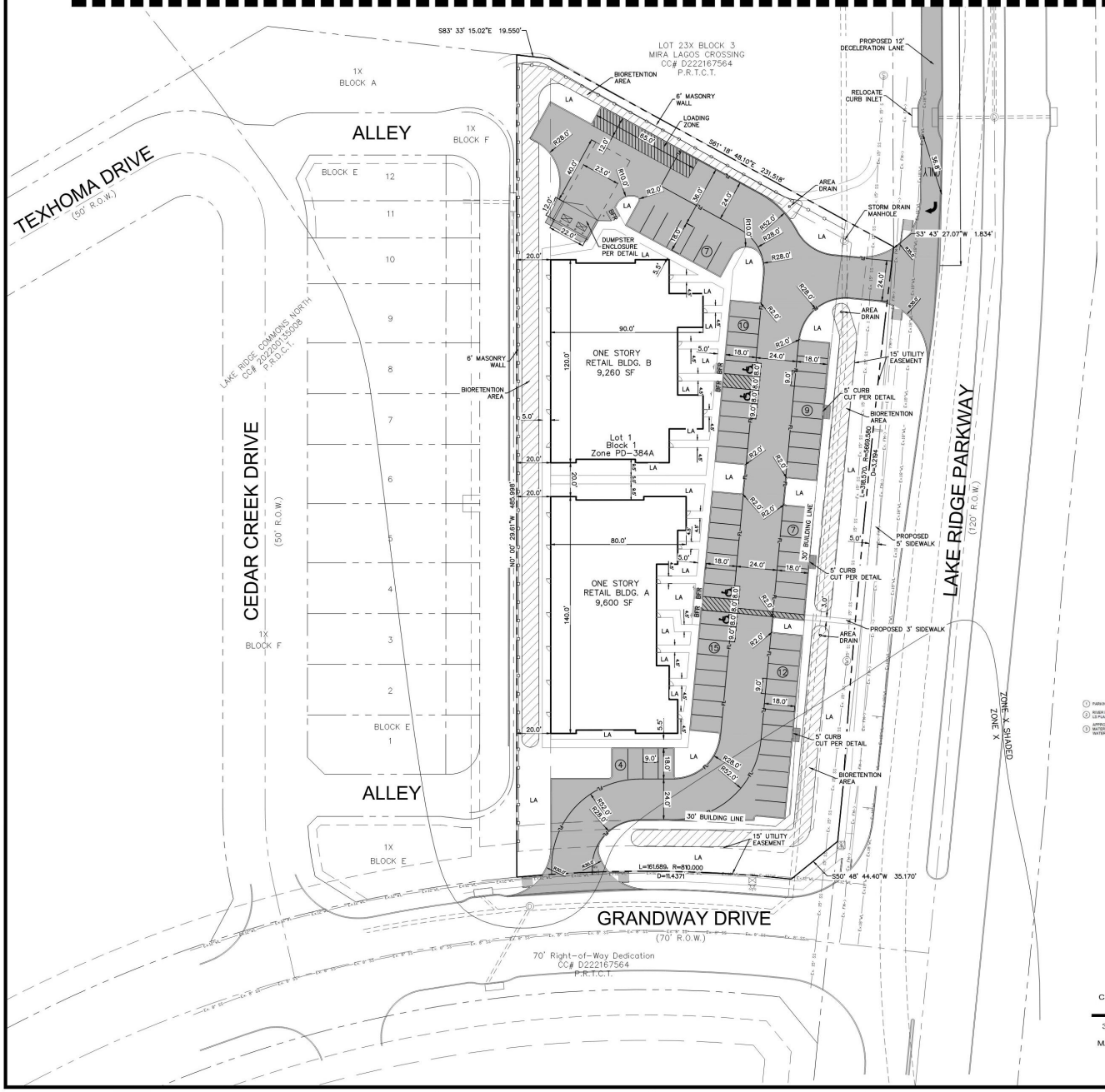
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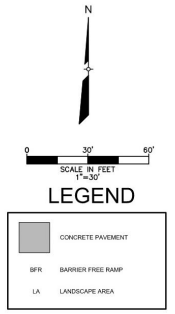
GRand PRaiRie TEXAS

PLANNING

Date: 9/30/2026

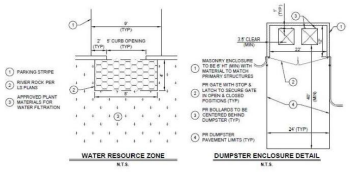
MATCHLINE - SEE SITE PLAN (2 OF 2)





NOTES

1. ALL DIMENSIONS ARE FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
4. ALL DUMPSTER ENCLOSURES TO BE A MINIMUM OF 12'X22' WITH A CLEAR BACKING OF AT LEAST 40'. ENCLOSURE TO BE 6' MASONRY WITH MATERIAL TO MATCH PRIMARY STRUCTURE.





VICINITY MAP

N.T.S

SITE SUMMARY TABLE	
SITE ADDRESS	7200 LAKE RIDGE PARKWAY
SITE ACREAGE	88,821 SF (2.039 ACRES)
ZONING/LAND USE	PD-384A (BASE ZONE GR-1)
BUILDING AREA	BLDG A = 9,600 SQ FT BLDG B = 9,260 SQ FT
PAVEMENT AREA	31,292 SQ FT
TOTAL IMPERVIOUS AREA	56,309 SF
MINIMUM REQUIRED LANDSCAPING (10%)	8,882.1 SF
LANDSCAPING PROVIDED	32,177 SF (36.2%)
REQUIRED PARKING (1 SPACE PER 275 SQ FT OF BUILDING AREA)	BLDG A (9600/275)= 35 SPACES BLDG B (9260/275) = 34 SPACES
PROVIDED PARKING	TOTAL = 64 SPACES
REQUIRED HANDICAP PARKING	TOTAL = 4 SPACES
PROVIDED HANDICAP PARKING	TOTAL = 4 SPACES

Engineer:
HC Engineering
Contact: Chris Franke, P.E.
Phone:469.323.9389
Email: chris@hcelex.com
3540 East Broad Street, Suite 120-251
Mansfield, TX 76063

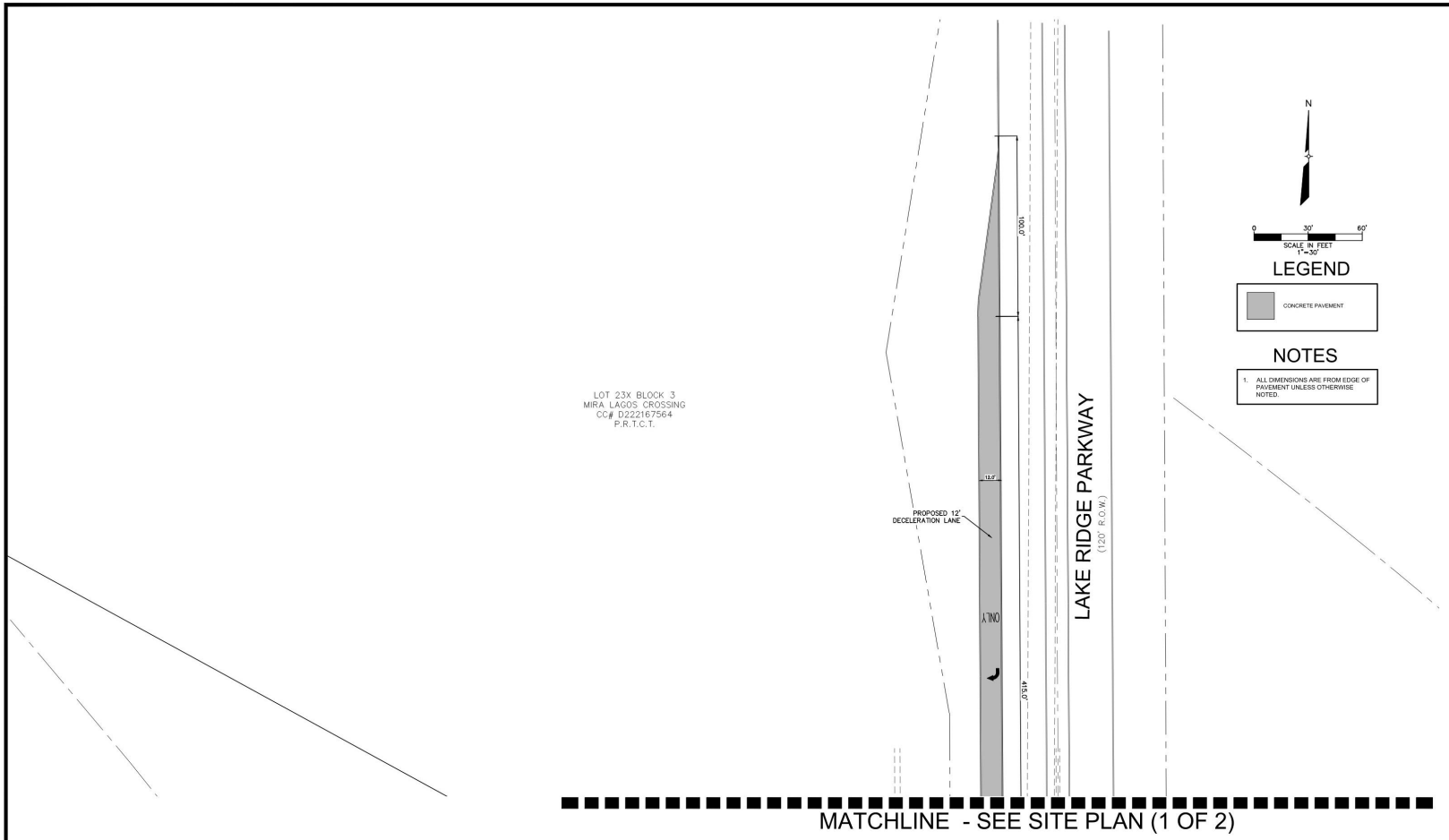
Owner/Developer:
Randall Garrett Real Estate, LLC
Contact: Randall Garrett
Phone: 817-475-4644
Email: randallgarrett87@gmail.com
8760 County Road 612
Mansfield, Texas 76063

CIVIL & ENVIRONMENTAL
RGV I DFW
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063

Texas Registered Engineering Firm F-21173

SITE PLAN (1 OF 2)
7200 LAKE RIDGE PARKWAY
GRAND PRAIRIE, TEXAS
DALLAS COUNTY

STP-26-08-0018
DATE OF PREPARATION: JULY 27, 2026
DATE OF REVISION: AUGUST 24, 2026



LEGEND

CONCRETE PAVEMENT

NOTES

1. ALL DIMENSIONS ARE FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



VICINITY MAP
N.T.S

SITE SUMMARY TABLE	
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PROVIDED PARKING	TOTAL = 64 SPACES
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PROVIDED HANDICAP PARKING	TOTAL = 4 SPACES

Engineer:
HC Engineering
Contact: Chris Franke, P.E.
Phone:469.323.9389
Email: chris@hcetex.com
3540 East Broad Street, Suite 120-251
Mansfield, TX 76063

Owner/Developer:
Randall Garrett Real Estate, LLC
Contact: Randall Garrett
Phone: 817-475-4644
Email: randallgarrett87@gmail.com
8760 County Road 612
Mansfield, Texas 76063

CIVIL & ENVIRONMENTAL
RGV I DFW
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063

HCE
Texas Registered Engineering Firm F-21173

SITE PLAN (2 OF 2)
7200 LAKE RIDGE PARKWAY
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
STP-26-08-0018
DATE OF PREPARATION: JULY 27, 2026
DATE OF REVISION: AUGUST 24, 2026

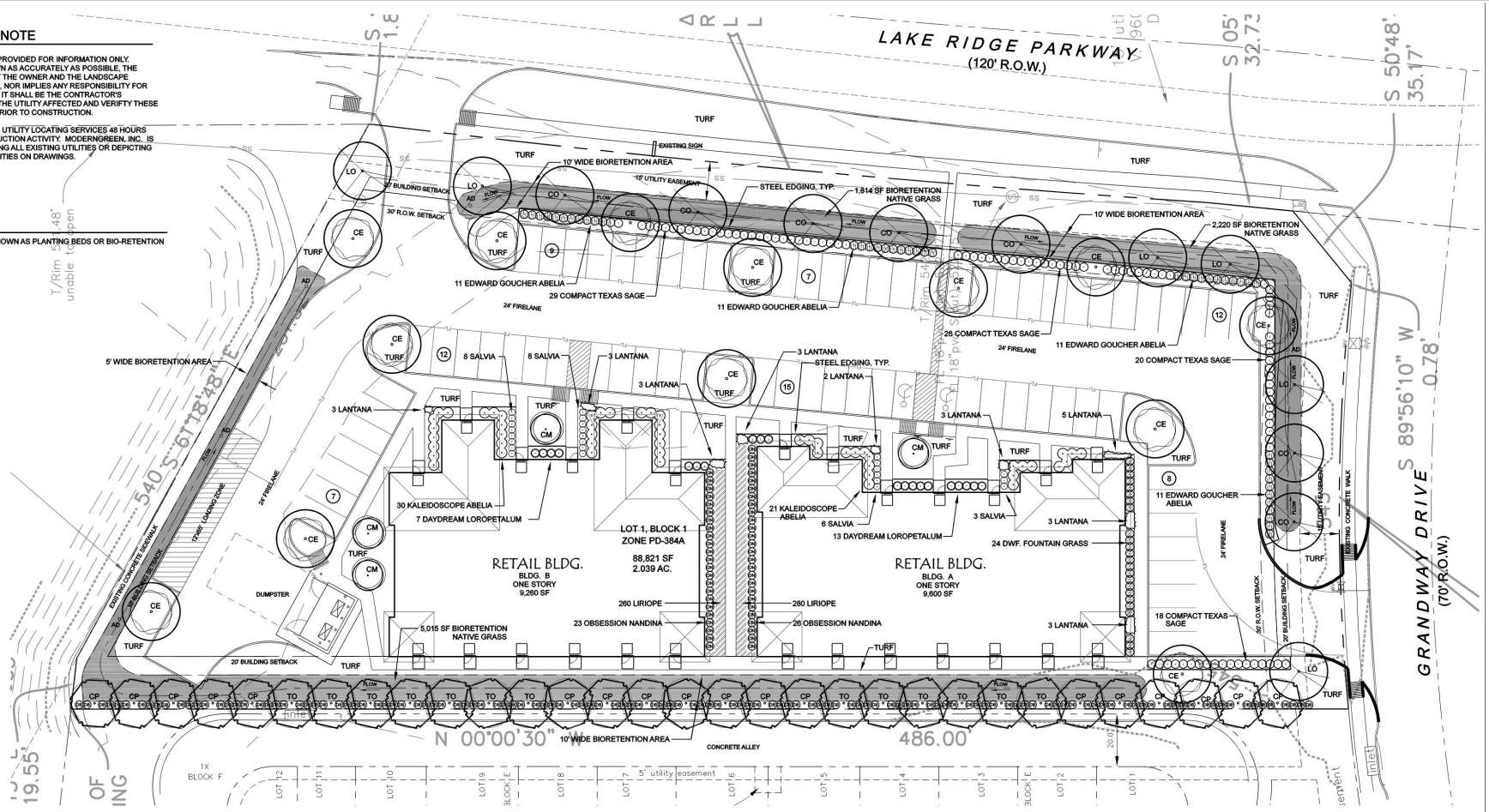
GENERAL UTILITY NOTE

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACT IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARHCITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFTY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 811 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF THE UTILITIES ON DRAWINGS.

GENERAL NOTES

ALL LANDSCAPE AREAS NOT SHOWN AS PLANTING BEDS OR BIO-RETENTION AREAS SHALL BE TURF GRASS.



LEGEND

- REQUIRED FRONT YARD STREET TREE — 3" CALIPER MINIMUM AT TIME OF INSTALLATION
- REQUIRED RESIDENTIAL BUFFER TREE — 3" CALIPER MINIMUM AT TIME OF INSTALLATION
- PARKING LOT TREE — 3" CALIPER MINIMUM AT TIME OF INSTALLATION
- ORNAMENTAL TREE — 3" CALIPER MINIMUM AT TIME OF INSTALLATION
- TURF

PLANT SCHEDULE

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	NOTES
6	LIVE OAK	LO	Quercus virginiana	3" Cal.; 7' - 9' Ht. Min.	
13	CEDAR ELM	CE	Ulmus crassifolia	3" Cal.; 11' Ht. Min.; 4' Spread Min.	
18	CHINESE PISTACHE	CP	Pistacia chinensis	3" Cal.; 11' Ht. Min.; 4' Spread Min.	
7	CHINQUAPIN OAK	CO	Quercus muehlenbergii	3" Cal.; 11' Ht. Min.; 4' Spread Min.	
13	TEXAS RED OAK	TO	Quercus texana	3" Cal.; 11' Ht. Min.; 4' Spread Min.	
5	CRAPE MYRTLE	CM	Lagerstromia indica 'Tuscarora'	30 Gal.	
44	EDWARD GOUCHER ABELIA	(11)	Abelia x grandiflora 'Edward Goucher'	5 Gal. 36" o.c.	
89	COMPACT TEXAS SAGE	○	Leucophyllum frutescens 'Compacta'	5 Gal. 36" o.c.	
51	KALEIDOSCOPE ABELIA	•	Abelia x grandiflora 'Kaleidoscope'	3 Gal. 42" o.c.	
24	DWF. FOUNTAIN GRASS	(24)	Pennisetum alopecuroides 'Hameln'	3 Gal. 30" o.c.	
20	DAYDREAM LOROPETALUM	○	Loropetalum chinense 'PIILC-III' PP25471	3 Gal. 36" o.c.	
126	DWF. BURFORD HOLLY	(DH)	Ilex cornuta 'Burfordii nana'	5 Gal. 36" o.c.	
49	OBSESSION NANDINA	(ON)	Nandina domestica 'Selka'	3 Gal. 36" o.c.	
25	SALVIA		Salvia greggii - Red	3 Gal. 24"-30" o.c.	
28	LANTANA		Lantana x 'New Gold'	1 Gal. 12"-18" o.c.	
540	LIRIOPE		Liriope muscari 'Big Blue'	4" Pot 12" o.c.	
9,049 SF	BIORETENTION GRASS SPECIES				
	TURF - TIFWAY 419 BERMUDAGRASS		Cynodon dactylon 'Tifway 419'	Solid Sod	
	STEEL EDGING		1/8" x 4"; Color - Green		Border Concepts, Colmet or equal

0 20' 40' 60' FEET
SCALE: 1" = 20' (22 x 34)

LANDSCAPE TABLE

REQUIRED SITE LANDSCAPE 10% OF TOTAL SITE	8,882.1 SF 88,821 SF x 10%	APPENDIX F MENU ITEMS	
PROVIDED SITE LANDSCAPE	32,177 SF (36.2%)	ADD PARKING LOT TREES PROVIDE 1 PARKING LOT TREE PER 5 SPACES	13 TREES 63 PARKING SPACES / 5 = 12.6 TREES
REQUIRED FRONT YARD LANDSCAPE 75% OF REQUIRED SITE LANDSCAPE	6,661.58 SF 8,882.1 SF x 75%	PROVIDED PARKING LOT TREES	13 TREES
PROVIDED FRONT YARD LANDSCAPE	11,992 SF	ADD BIORETENTION AREA / RAIN GARDEN	YES
		PROVIDED BIORETENTION AREA / RAIN GARDEN	YES
REQUIRED FRONT YARD STREET TREE 1 TREE PER 500 SF OF REQUIRED FRONTYARD LANDSCAPE	13 TREES 6,661.58 SF / 500 = 13.32 TREES	UTILIZE 70% NATIVE PLANTS USE NATIVE AND DROUGHT TOLERANT SPECIES FOR AT LEAST 70% OF REQUIRED PLANTING MATERIALS	REQUIRED 57 TREES x 70% = 40 TREES 133 SHRUBS x 70% = 93 SHRUBS
PROVIDED FRONT YARD STREET TREE	13 TREES	PROVIDED 70% NATIVE PLANTS	40 TREES / 93 SHRUBS
REQUIRED FRONT YARD SHRUB 1 SHRUB PER 50 SF OF REQUIRED FRONTYARD LANDSCAPE	133 SHRUBS 6,661.58 SF / 50 = 133.2 SHRUBS	UTILIZE POLLINATOR FRIENDLY FLOWERS USE NATIVE PLANT MATERIALS THAT ATTRACT BEES BUTTERFLIES, ETC. FOR AT LEAST 20% OF REQUIRED LANDSCAPE MATERIALS	REQUIRED 133 SHRUBS x 20% = 26.6 SHRUBS
PROVIDED FRONT YARD SHRUB	133 SHRUBS	PROVIDED POLLINATOR FRIENDLY FLOWERS	133 SHRUBS
REQUIRED FLOWERING / COLORFUL PLANTS 15% OF REQUIRED SHRUBS IN GALLONS	100 GALLONS 133 SHRUBS x 5 GAL x 15% = 99.75 GAL		
PROVIDED FLOWERING / COLORFUL PLANTS	103 GALLONS 25 SALVIA 3 GAL / 28 LANTANA, 1 GAL		
REQUIRED RESIDENTIAL BUFFER TREE 1 CANOPY TREE PER 15 LF	31 TREES WEST - 486.0' LESS 15' U.E. = 471.0' 471.0' / 15 = 31.4 TREES		
PROVIDED RESIDENTIAL BUFFER TREE	31 TREES		

811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

REVISED
08.10.2026
08.27.2026
09.01.2026

CASE NO: STP-26-08-0018

MODERNGREEN, INC.
6213 FORT WORTH AVE.
FORT WORTH, TX 76112
CONTACT: JOE C. SARABIA, RLA
PH: 682.365.1664
EMAIL: JOE@MODERNGREEN.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

THIS DOCUMENT IS PRINTED FOR REVIEW UNDER THE AUTHORITY OF JOE C. SARABIA, RLA TX #1820 AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

09/01/2026

RETAIL BUILDINGS
7200 LAKE RIDGE PARKWAY
GRAND PRAIRIE, TEXAS

PROJECT
7200 LAKE RIDGE

MGI JOB NO.
26-023

ISSUE DATE
07.27.2026

ISSUE FOR
REVIEW

SHEET TITLE
LANDSCAPE PLAN

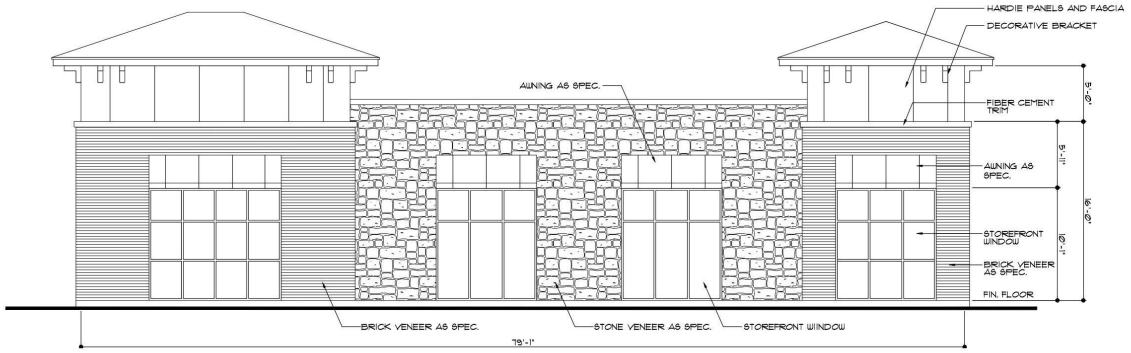
SHEET NO.
L1.01

Item3.

MATERIAL SAMPLES



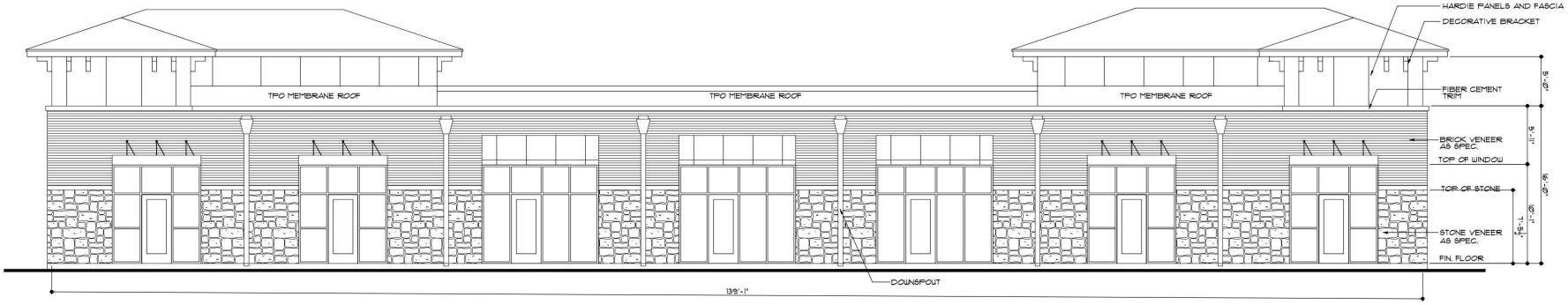
MATERIAL CALCULATIONS		
	NORTH ELEVATIONS	WEST ELEVATIONS
TOTAL WALL AREA-SQUARE FOOTAGE	1,553	2,381
WINDOW / DOORS-SQUARE FOOTAGE	389	714
GROSS MATERIAL SQUARE FOOTAGE	1,164	1667
HARDIE / FIBER CEMENT PANELS %	17	9
BRICK VENNER %	38	60
STONE VENEER %	45	31
TOTAL MASONRY	100	100



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

PLAN NUMBER : STP-26-08-0018



1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS | BY

A NEW SHELL OFFICE / RETAIL BUILDING FOR:
7089 LAKE RIDGE PARKEAY BLDG. A
7089 LAKE RIDGE PARKWAY - BLDG A
GRAND PRAIRIE, TEXAS 75054

ARCHON ARCHITECTS / PLANNERS CORPORATION
210 N. PARK BLVD., SUITE 100
GRAPEVINE, TEXAS
76051 214/526-0731

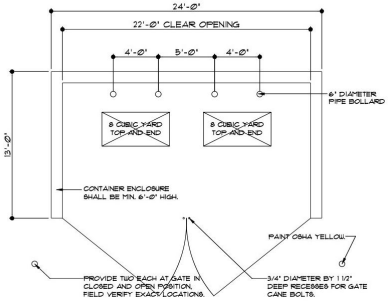
REGISTERED ARCHITECTS STATE OF TEXAS

10 AUG 26

DATE: 10 AUG 26

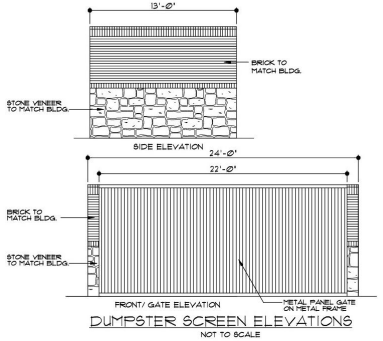
SHEET NO.

Item3.



CONTAINER ENCLOSURE PLAN

NOT TO SCALE



DUMPSTER SCREEN ELEVATIONS

NOT TO SCALE

FACADE REQUIREMENT

STANDARD	REQUIRED	PROVIDED	MEETS
EAST FACADE	30%	30%	YES
SOUTH FACADE	30%	31%	YES

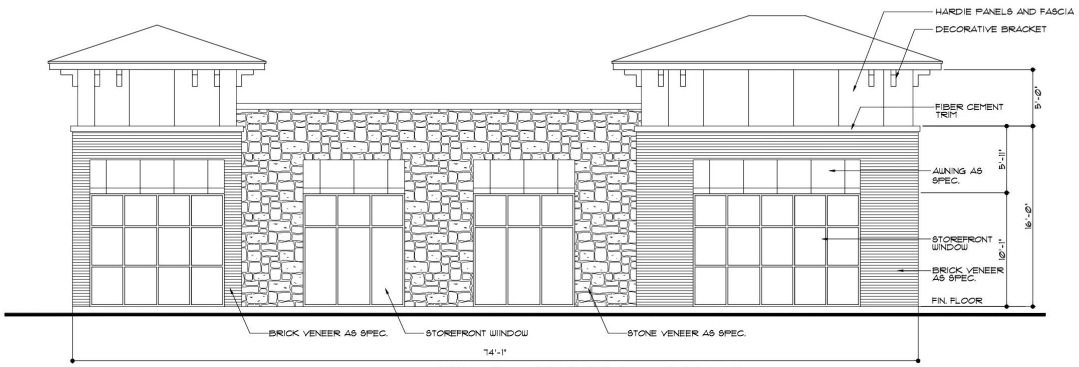
TABLE 5. WINDOWS AND CANOPIES REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	MEETS
EAST FACADE			
TOTAL LENGTH	50%	60%	YES
TOTAL CANOPY	25%	60%	YES
SOUTH FACADE			
TOTAL LENGTH	50%	60%	YES
TOTAL CANOPY	25%	60%	YES
NORTH FACADE			
TOTAL LENGTH	50%	50%	YES
TOTAL CANOPY	25%	50%	YES
WEST FACADE			
TOTAL LENGTH	50%	60%	YES
TOTAL CANOPY	25%	60%	YES
TOTAL LENGTH OF FACADE			431'-4"
TOTAL LENGTH OF WIDOWS			240'-Ø"
TOTAL WINDOWS PERCENT			55%

MATERIAL SAMPLES



MATERIAL CALCULATIONS		
	EAST ELEVATIONS	SOUTH ELEVATIONS
TOTAL WALL AREA-SQUARE FOOTAGE	2,752	1,463
WINDOW / DOORS-SQUARE FOOTAGE	826	447
GROSS MATERIAL SQUARE FOOTAGE	1,926	1,016
HARDIE / FIBER CEMENT PANELS %	20	15
BRICK VENNER %	55	35
STONE VENNER %	25	50
TOTAL MASONRY	100	100

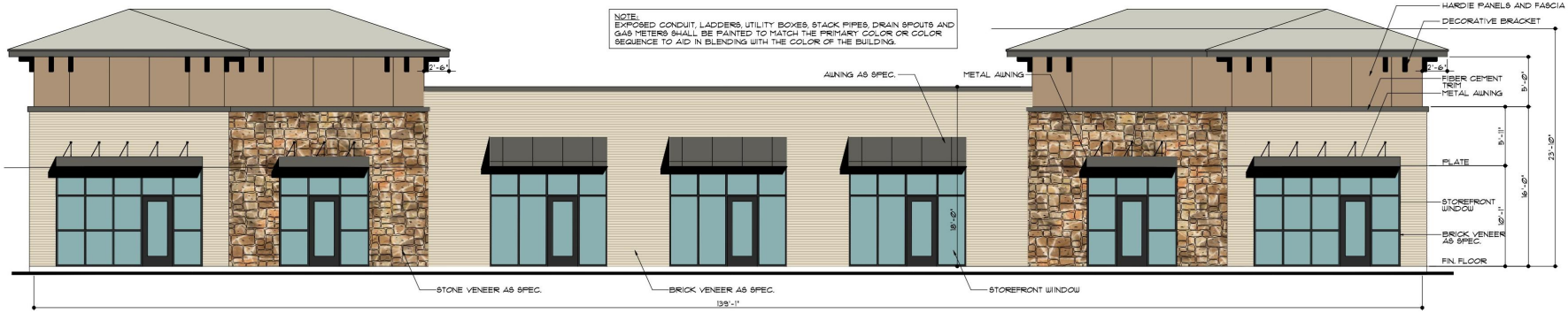


2 SOUTH ELEVATION

SCALE: 3/16" = 1'-Ø"

PLAN NUMBER : STP-26-08-0018

NOTE:
EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES, DRAIN SPOUTS AND GAS METERS SHALL BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.



1 EAST ELEVATION

SCALE: 3/16" = 1'-Ø"

REVISIONS | BY

A NEW SHELL OFFICE / RETAIL BUILDING FOR:
7089 LAKE RIDGE PARKEAY BLDG. A
7089 LAKE RIDGE PARKWAY - BLDG A
GRAND PRAIRIE, TEXAS 75054

ARCHON CORPORATION
ARCHITECTS / PLANNERS
210 N. PARK BLVD., SUITE 100
GRAPEVINE, TEXAS
76051 214/526-0731

REGISTERED ARCHITECT
STATE OF TEXAS

10 AUG 26

DATE: 10 AUG 26

SHEET NO.

30

Item3.

MATERIAL SAMPLES



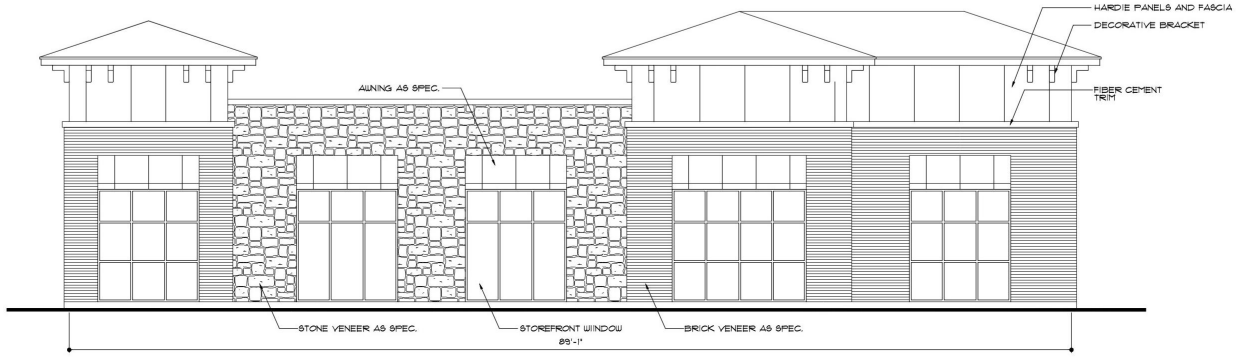
FACADE REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	MEETS
EAST FACADE	30%	34%	YES

TABLE 5. WINDOWS AND CANOPIES REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	MEETS
EAST FACADE			
TOTAL LENGTH	50%	50%	YES
TOTAL CANOPY	25%	50%	YES
SOUTH FACADE			
TOTAL LENGTH	50%	53%	YES
TOTAL CANOPY	25%	53%	YES
WEST FACADE			
TOTAL LENGTH	50%	50%	YES
TOTAL CANOPY	25%	50%	YES
NORTH FACADE			
TOTAL LENGTH	50%	53%	YES
TOTAL CANOPY	25%	53%	YES
TOTAL LENGTH OF FACADE			416'-4"
TOTAL LENGTH OF WIDOWS			228'-0"
TOTAL WINDOWS PERCENT			55%

MATERIAL CALCULATIONS		
	EAST ELEVATIONS	SOUTH ELEVATIONS
TOTAL WALL AREA-SQUARE FOOTAGE	2,393	1,777
WINDOW / DOORS-SQUARE FOOTAGE	811	479
GROSS MATERIAL SQUARE FOOTAGE	1,582	1,298
HARDIE / FIBER CEMENT PANELS %	22	23
BRICK VENNER %	50	43
STONE VENEER %	28	34
TOTAL MASONRY	100	100



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PLAN NUMBER : STP-26-08-0018

FACADE REQUIREMENTS

STANDARD	REQUIRED	PROVIDED	MEETS
EAST FACADE	30%	34%	YES

TABLE 5. WINDOWS AND CANOPIES REQUIREMENTS

NOTE:
EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES, DRAIN SPOUTS AND GAS METERS SHALL BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS | BY

A NEW SHELL OFFICE / RETAIL BUILDING FOR:
7085 LAKE RIDGE PARKWAY BLDG B
7200 LAKE RIDGE PARKWAY - BLDG B
GRAND PRAIRIE, TEXAS 75054

ARCHON ARCHITECTS / PLANNERS CORPORATION
210 N. PARK BLVD., SUITE 100
GRAPEVINE, TEXAS
76051
214/526-0731

REGISTERED ARCHITECT
STATE OF TEXAS

10 AUG 26

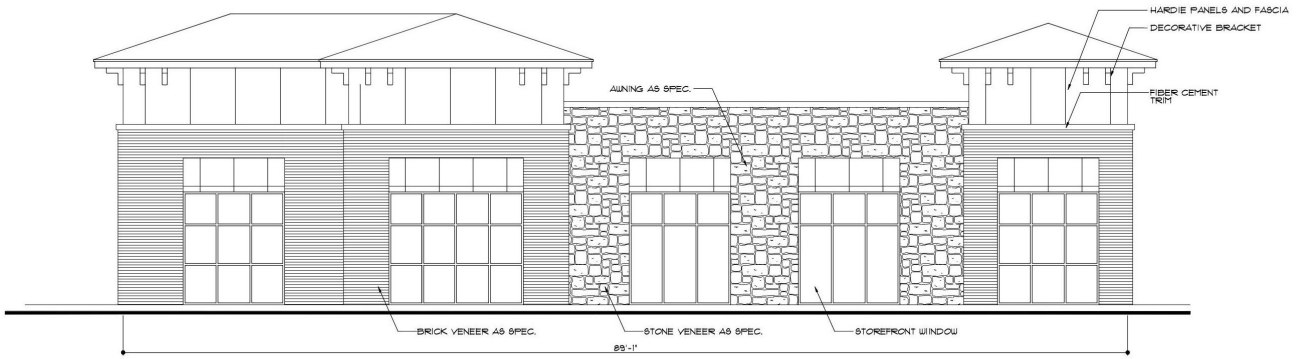
DATE: 10 AUG 26

SHEET NO.

MATERIAL SAMPLES



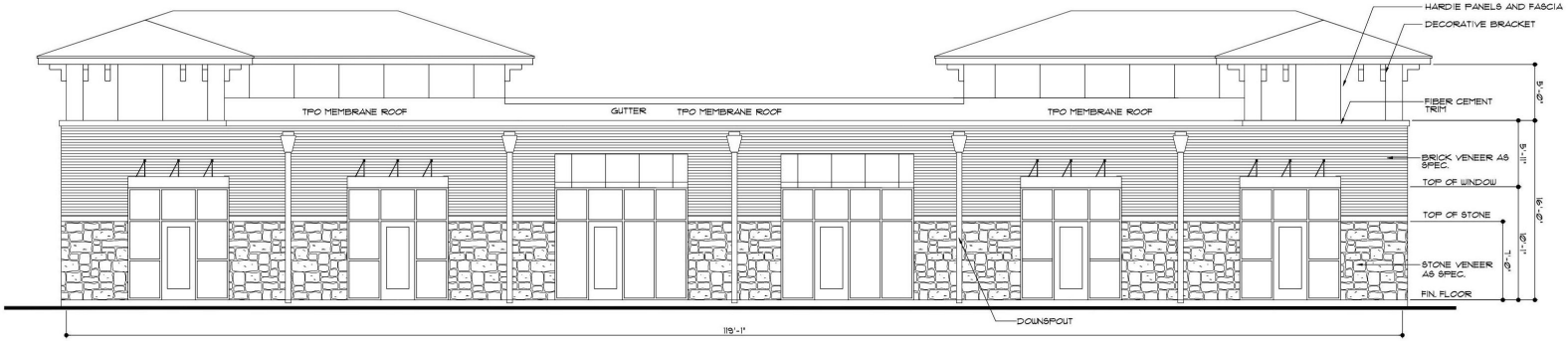
MATERIAL CALCULATIONS		
	NORTH ELEVATIONS	WEST ELEVATIONS
TOTAL WALL AREA-SQUARE FOOTAGE	1,777	2,061
WINDOW / DOORS-SQUARE FOOTAGE	479	596
GROSS MATERIAL SQUARE FOOTAGE	1,298	1,465
HARDIE / FIBER CEMENT PANELS %	23	11
BRICK VENEER %	43	60
STONE VENEER %	34	29
TOTAL MASONRY	100	100



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

PLAN NUMBER : STP-26-08-0018

NOTE:
EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES, DRAIN SPOUTS AND GAS METERS SHALL BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS | BY

A NEW SHELL OFFICE / RETAIL BUILDING FOR:
7085 LAKE RIDGE PARKWAY BLDG B
7200 LAKE RIDGE PARKWAY - BLDG B
GRAND PRAIRIE, TEXAS 75054

ARCHON ARCHITECTS / PLANNERS CORPORATION
210 N. PARK BLVD., SUITE 100
GRAPEVINE, TEXAS
76051
214/526-0731

REGISTERED ARCHITECT
STATE OF TEXAS
10 AUG 26

DATE: 10 AUG 26
SHEET NO.
32
05

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.
X	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.
X	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**
X	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
X	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.
X	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.
X	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.
X	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
X	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material or 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.
X	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.
X	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.

X	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.
X	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.
X	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
☐		
☐		
☐		
☐		

Menu Item Summary Table	
Element	**# of Menu Items**
Usable Open Space & Pedestrian Walkways	**0**
Site Design & Building Orientation	**2(1)**
Building Design	**8**
Healthy, Smart, Sustainable Community	**2**
Alternative Compliance	**0**
Total Menu Items:	**12**

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

PRESENTER: June Sin, AICP, Senior Planner

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

APPLICANT: Andre Sutiono, JM Civil Engineering

REQUESTED ACTION: Consider the request for a Site Plan for a full-service restaurant, with consideration for variances.

SUMMARY:

Site Plan for a full-service restaurant on 1.94 acres. Lots 3 & 4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, within the SH 161 Corridor Overlay District, and addressed as 1555 & 1565 Mayfield Rd.

PURPOSE OF REQUEST:

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

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-231C	Single Family Residential
East	PD-143	Undeveloped/ 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 proposed development features a 5,800 sq. ft. restaurant with a 1,000 sq. ft. covered outdoor patio. The site will be accessed from Mayfield Road via a shared access drive. The proposed development is located west of the access drive, while the existing Rosa's Café and a future development are located east of the access drive.

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 table below summarizes the required and provided standards. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	84,689	Yes
Min. Lot Width (Ft.)	50	249	Yes
Min. Lot Depth (Ft.)	100	309	Yes
Front Setback (Ft.)	25	94	Yes
Side Adjacent Residential (Ft.)	20	84	Yes
Max. Height (Ft.)	25	23	Yes
Max. Floor Area Ratio (FAR)	0.5:1	0.068:1	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 of the Unified Development Code 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 compact parking spaces as a compensatory measure.

Table 3. Parking Summary

Standard	Allowed (Maximum)	Proposed	Compliance
Restaurant Parking (1 space per 100 Sq. Ft.)	45	117	Variance
50% of parking spaces above the maximum shall be compact parking	36	36	Yes

Landscape and Screening

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

As part of the overall development of the area, a 6-foot masonry screening wall, 10-foot landscape buffer, and 10-foot walking trail are planned along the western property line. Holly trees are planned within the landscape buffer. The applicant's landscape plan reflects these improvements, which will be provided by the adjacent property owner and developer of Rosa's Café, rather than the applicant.

Appendix F requires a 15-foot landscape buffer with shade trees where a residential zoning district adjoins and is contiguous with the development. The proposed holly trees are considered small trees or shrubs and do not meet the UDC requirement for shade trees.

Table 4. Landscape Requirements

Standard	Required	Provided	Compliance
Landscape Area (Sq. Ft.) 10%	8,464	11,618	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	41	41	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	17	17	Yes
Parking Lot Trees (1 per 5 spaces)	24	25	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	170	280	Yes
Flowering and Colorful Plants (15%)	180	202	Yes
15 Ft. Buffer Adj. Residential	15-foot	10-foot plus walking trail	Variance
Trees Adj. Residential (1 per 15 Ft.)	21 shade trees	21 holly trees (small trees/shrubs)	Variance
Screening Wall – West	6 ft. Masonry	6 ft. Masonry	Yes

Building Design

The main entrance is oriented toward the primary access drive along the eastern property line rather than a public street. Due to the proximity of the existing intersection of Mayfield Road and SH 161, the number of driveways serving the area is limited. As a result, the primary entrance does not meet the requirement to face a public street, and a variance is requested.

The northeastern corner of the building features an angled wall, creating a triangular area that is utilized as a covered outdoor patio. 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 exterior building materials include brick veneer and architectural metal panels. Appendix F allows use of accent materials on 10% of each elevation. A mixture of metal panels and brick is part of Parry's branding and is utilized at other locations. The applicant has provided the following additional architectural features as compensatory measures.

<u>Features provided on all four elevations</u>

- Accent lighting
- Planters
- Two distinct brick courses (soldier and corbel) incorporated as trim and accents

<u>Elevation-Specific Features</u>

- Transom windows (north, east, and west elevations)

- Mural (east elevation)
- Garage door-style window bays (northeast elevation)
- Ornamental metal panels (south elevation)

Table 5. Accent Material Requirements

Standard	Allowed (Maximum)	Provided	Compliance
North Facade	10%	24%	Variance
East Facade	10%	28%	Variance
South Facade	10%	42%	Variance
West Facade	10%	19%	Variance

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.

Table 6. Windows and Canopies Requirements

Standard	Required	Provided	Compliance
North Facade	30%	24%	Variance
Total Length	50%	48%	Variance
Total Canopy	25%	52%	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 and meets the Appendix F Menu Items requirements.

Table 7. Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	75% Parking Behind Buildings
Site Design and Building Orientation	Add Parking Lot Trees
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Articulation Elements
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)
Healthy, Smart & Sustainable Community	Recycling Program
Healthy, Smart & Sustainable Community	Pollinator-Friendly Flowers (.5)
Alternative Compliance	Bike Racks & Pet Waste Station

VARIANCES:

The applicant is requesting the following variances:

1. Number of Parking Spaces – Variance to the maximum allowed parking spaces of 45 to allow a total of 117 parking spaces.
2. Primary Entrance – Variance to allow the primary entrance to be located on the east elevation, which does not front a street.
3. Accent Materials – Variance to the maximum allowed accent material of 10% on each elevation to allow 24% on the north, 28% on the east, 42% on the south, and 19% on the west elevation.
4. Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 48% of the length of all facades.
5. Windows on North Facade – Variance to the requirement that windows account for 30% of the north facade to allow the windows to account for 24% of the north facade.
6. Landscape Buffer adjacent to Residential – A variance to the requirement to provide a 15-foot landscape buffer with 21 shade trees to allow a 10-foot landscape buffer and a 10-foot pedestrian trail with 21 holly trees.

CONSIDERATIONS FOR APPROVAL:

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

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

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 Menu Items

Exhibit A- Location Map
Page 1 of 1

CASE LOCATION MAP
STP-26-
1565 MAYFI

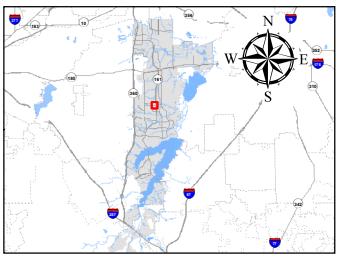
Item4.



Location

Street Center Line

Parcels



0 0.1 Miles

GRand PRaiRie TEXAS

PLANNING

Date: 9/15/2026

42

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.

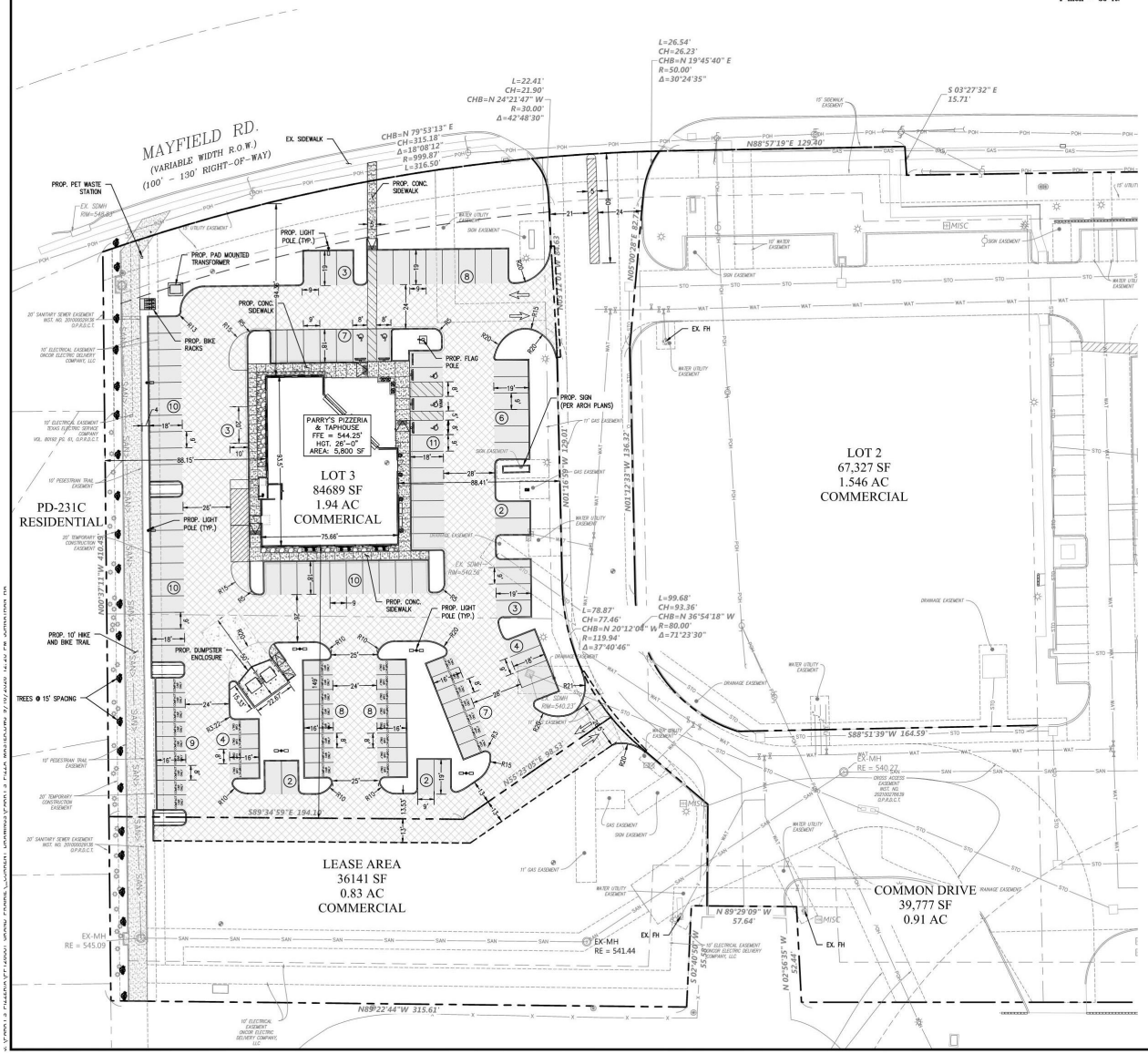
Item4.

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

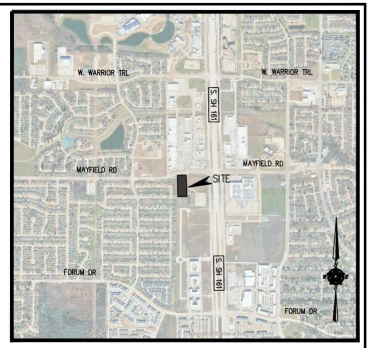
BENCHMARKS
GPS38 N=6937638.01' E=2420360.82' Z=564.65'
GPS40 N=6935651.44' E=2426189.90' Z=523.73'
IRF TXDOT ALUM DISK N=6937792.6' E=2422211.5' Z=532.7'

FLOODNOTE
ACCORDING TO THE F.I.R.M. NO. 48113C0435M, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED MARCH 21, 2019.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



SITE DATA TABLE		
LOCATION:	1565 MAYFIELD RD GRAND PRAIRIE, TX 75052	
LOT AREA:	1.94 AC. (84637.14 S.F.)	
ZONING:	PD-143 Commercial	
CURRENT USE:	N/A	
PROPOSED USE:	RESTAURANT	
BUILDING DATA:		
BUILDING AREA	5800 S.F.	
BUILDING HEIGHT	26'-0" (1 STORY)	
BUILDING COVERAGE	6.85%	
F.A.R.	14:6:1	
PARKING SUMMARY: 1 SP PER 100 SQ FT (DINING AREA)	**REQUIRED**	**PROVIDED**
PARKING SPACES	43	76
ACCESSIBLE SPACES	2	5
COMPACT SPACES	–	36
TOTAL SPACES	45	117
PERVIOUS:	21,155 S.F.	
IMPERVIOUS:	63,482 S.F.	
LANDSCAPE:	4,231 S.F.	21,836 S.F.
LANDSCAPE AT FRONTAGE:	3,173 S.F.	8,545 S.F.



LOCATION MAP
NOT TO SCALE

EXISTING LEGEND:
- PROPERTY LINE
- EXISTING CURB & GUTTER
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- ELECTRIC LINE
- STORM DRAIN LINE
- WATER LINE
- SIGN
- POWER POLE
- TRANSFORMER
- ELECTRIC MANHOLE
- GUY WIRE
- STORM CULVERT
- DECIDUOUS TREE
- SET MONUMENT (SEE LABEL)
- FOUND MONUMENT (SEE LABEL)
- SANITARY SEWER MANHOLE
- WATER STRUCTURE
- FIRE HYDRANT
- IRRIGATION STRUCTURE
- STORM DRAIN INLET
- MAST ARM

PROPOSED LEGEND:
- LIMITS OF FULL DEPTH SAWCUT
- LOD — LIMITS OF DISTURBANCE

SITE LEGEND:
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- PARKING COUNT
- FIRELANE
- ACCESSIBLE SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC SIGN
- BOLLARD MOUNTED ACCESSIBLE SIGN
- STOP BAR & SIGN
- LIGHT POLE
- AREA DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GM GAS METER
- WM WATER METER
- IM IRRIGATION METER
- MANHOLE
- CURB INLET

PROPOSED PAVING LEGEND:
- CONCRETE SIDEWALK. 5' MINIMUM WIDTH WITH FIBER REINFORCEMENT, 5'x5' TOOLED JOINTS, AN FULL CONSTRUCTION JOINTS EVERY 50'.
- 5" LIGHT DUTY CONCRETE PAVEMENT, AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS @ 18" ON CENTER EACH WAY. SUBGRADE SHALL CONSIST OF 6" COMPACTED SOIL.
- 6" MEDIUM DUTY CONCRETE PAVEMENT, AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS @ 18" ON CENTER EACH WAY. SUBGRADE SHALL CONSIST OF 6" LIME STABILIZED SOIL. IN LIEU OF LIME STABILIZATION, FLEXIBLE BASE AT EQUIVALENT THICKNESS & INCREASE PAVEMENT THICKNESS BY 1". REFER TO GEOTECHNICHAL REPORT NUMBER 19-8457 PREPARED BY ECS DATED 09/28/2021 FOR SUBGRADE PREPARATION.
- 7" HEAVY DUTY CONCRETE PAVEMENT, AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS @ 18" ON CENTER EACH WAY. SUBGRADE SHALL CONSIST OF 6" LIME STABILIZED SOIL. IN LIEU OF LIME STABILIZATION, FLEXIBLE BASE AT EQUIVALENT THICKNESS & INCREASE PAVEMENT THICKNESS BY 1". REFER TO GEOTECHNICHAL REPORT NUMBER 19-8457 PREPARED BY ECS DATED 09/28/2021 FOR SUBGRADE PREPARATION.

811 Know what's below. Call before you dig.

OWNER
BRITT LANE, PRESIDENT
BDC FAMILY LIMITED PARTNERSHIP
5000 OVERTON PLAZA, SUITE 300
FORT WORTH, TX 76109
(817) 377-6226

DEVELOPER
JON HOOK
CHIEF EXECUTIVE OFFICER
6551 SOUTH REVERE PARKWAY,
SUITE 145, CENTENNIAL, CO 80111
(719) 232-6600

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

FIRM NO. F-19504
FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOHN MEASELS, P.E. (LIC. NO. 93278). IT IS NOT TO BE USED FOR CONSTRUCTION.
09/15/2026

SITE PLAN
PARRY'S PIZZERIA & TAPHOUSE
1565 MAYFIELD RD.
CITY OF GRAND PRAIRIE, TEXAS

REV	DATE	DESCRIPTION	NAME
	09/29/25	INITIAL SUBMITTAL	JVH
	09/15/26	SITE PLAN RESUBMITTAL	JVH
	09/15/26	SITE PLAN RESUBMITTAL	JVH

PROJECT NO: JM-PPT26001
DRAWN BY: JVH
CHECKED BY: AS
ISSUE DATE: 09/16/2026
SHEET 5 OF 19

C-100

GENERAL LEGEND:

(PT) PARKING LOT TREE

(ST) STREET TREE

GENERAL NOTES:

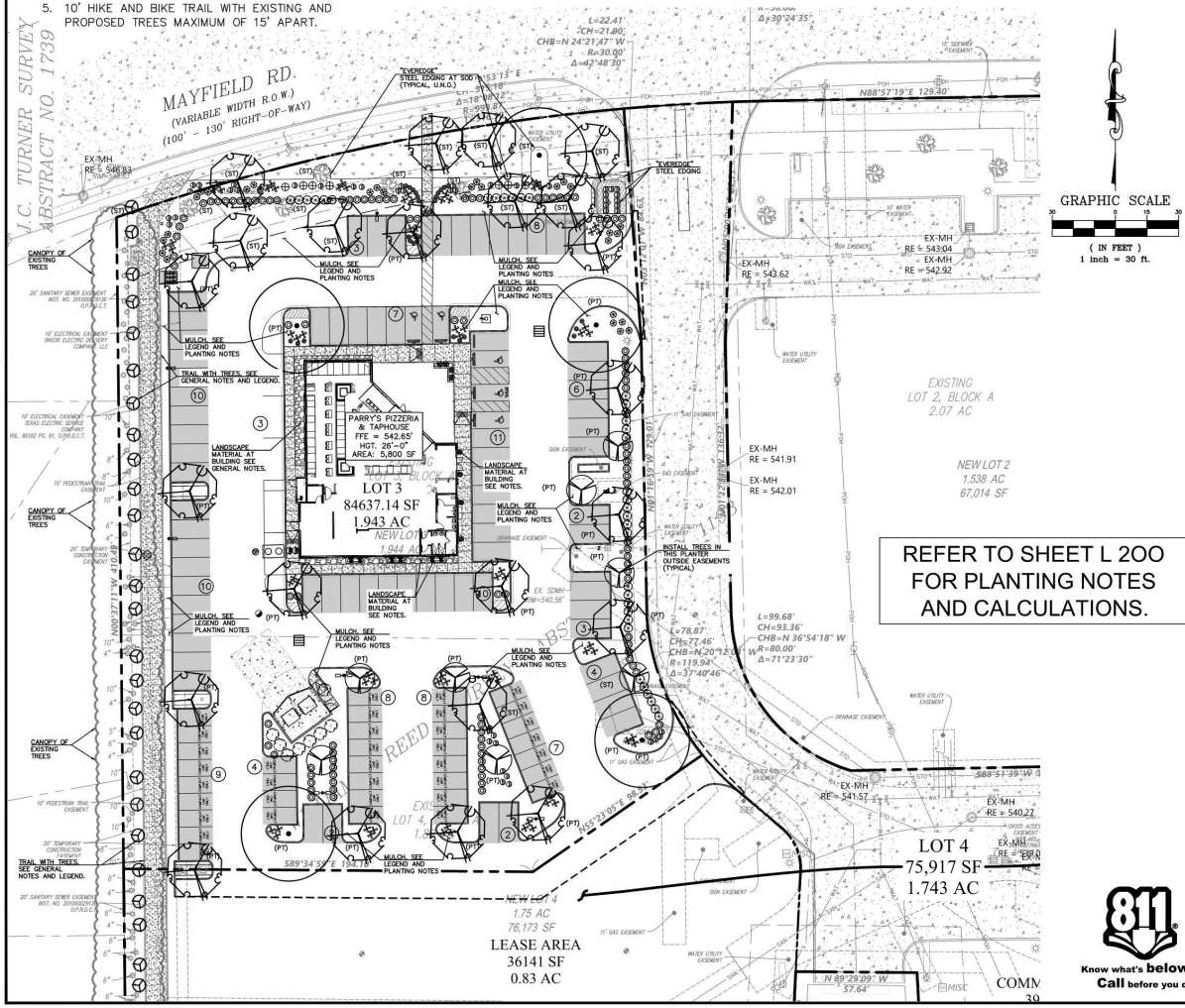
1. LIMITS OF PROJECT ARE DEFINED BY LOT 3 PROPERTY LINES SHOWN ON THIS PLAN. OTHER LOTS ARE SHOWN TO MATCH WHAT IS SHOWN ON THE CIVIL ENGINEERING PLANS.
2. ROOT BARRIER MAY NOT BE SHOWN WHERE REQUIRED. SEE LEGEND FOR ADDITIONAL COMMENTS.
3. ALL HEIGHTS AND WIDTHS OF PLANT MATERIAL IDENTIFIED IN LEGEND ARE IN FEET UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL TYPE AT BUILDING TO BE DEFINED PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS.
5. 10' HIKE AND BIKE TRAIL WITH EXISTING AND PROPOSED TREES MAXIMUM OF 15' APART.

SEASONAL COLOR

	AUG. THRU NOV.	DEC. THRU FEB.	MARCH THRU MAY	JUNE THRU AUG.
180 S.F. (REQUIRED, 202 S.F. PROVIDED)	PANSIES ICELAND POPPY CINERARIA BEGONIAS LOBELIA TAGETES	POINSETTIA PANSIES VIOLA BEGONIAS LOBULARIA CALENDULA	DIANTHUS DAHLIAS VINCA ROSEA BEGONIAS LIMONIUM ESCHOLZIA	IMPATIENS DUSTY MILLER SNAP DRAGONS CHRYSANTHEMUM SALVIA SPLENDENS VERBENA

NOTE:
PER PLANTING CALCULATIONS, 64 ONE(1) GALLON CONTAINERS ARE REQUIRED.

BELOW ARE QUANTITIES OF PLANTS BASED ON SIZE OF POT AS IT RELATES TO PLANT SPACING. QUANTITY BELOW IS BASED ON TRIANGULAR SPACING.
1) 64 1 GALLON CONTAINERS @ 20" O.C. OR
2) 256 6" POTS/QUARTS(0.25 GALLONS) @ 10" O.C.; OR
3) 411 4" POTS/PINT(0.125 GALLONS) @ 6.5" O.C.; (AVERAGE)



REFER TO SHEET L 200 FOR PLANTING NOTES AND CALCULATIONS.

811 Know what's below. Call before you dig.

PLANT LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH	FLWR COLOR	QTY
EXISTING TREES –						
	EXISTING TREES TO REMAIN	–	–	–	–	PER PLANS
TREES – ALL TO BE 3" MINIMUM CALIPER PER CITY						
	HOLLY TREES	REFER TO CIVIL ENGINEERING PLANS FOR LAYOUT OF THESE TREES AND HIKE AND BIKE PATH. ONE IS IDENTIFIED WITH ST SYMBOL TO HELP MEET THE STREET AND BUFFER TREE REQUIRMENT.				
TREES – ALL TO BE 3" MINIMUM CALIPER PER CITY						
	PISTACHE CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	30	30	–	23
	QUERCUS VIRGINIANA	LIVE OAK	50	70	YELLOWISH CATKINS	5
ORNAMENTAL TREES – 3" MINIMUM CALIPER PER CITY						
	LAGERSTROEMIA INDICA 'RED ROCKET'	CRAPE MYRTLE	22	18	RED	8
SHRUBS – 5 GALLON PER CITY, (UNLESS OTHERWISE INDICATED)						
	ABELIA GRANDIFLORA	GLOSSY ABELIA	6	5	PINK/WHITE	8
	BERBERIS THUNBERGII 'KOREN'	SUNJOY CITRUS BARBERRY	30"	30"	YELLOW	34
	HESPERALOE PARVIFLORA	TEXAS RED YUCCA	3	3	RED	72
	ILEX VOMITORIA 'NANA'	DWARF YOUPON HOLLY	4	4	WHITE	101
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS SAGE	4	4	MAGENTA	36
	ROSA 'DOUBLE KNOCKOUT'	SHRUB ROSE	4	3	RED	30
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	3	36	BLUE	7
SOD, GROUNDCOVER, LANDSCAPE HEADER AND MISC. ROCK BASED MATERIAL						
	OPHIOPOGON INTERMEDIUS (VARIETY PER CLIENT)	AZTEC GRASS	1	1	WHITE TO LILAC	45
	CYNDON DACTYLON 'TIF 419'	BERMUDA GRASS			3,995± S.F. (NOT ACCOUNTING FOR SLOPE)	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1	3	LAVENDAR –PURPLE	1 GAL 305 S.F. @ 24"O.C.
	HARDWOOD MUCH OR AGENCY AND CLIENT APPROVED EQUAL, (MIN. 3" DEPTH W/ WEED BARRIER FABRIC)				INSTALL BELOW ALL PLANTING EXCEPT IN TURF AREAS	
	COLORADO COBBLE (2"–4") SUPPLIER: BIG TEX STONE, FORT WORTH, TX				434± S.F. (NOT ACCOUNTING FOR SLOPE)	
	EVEREDGE STEEL EDGING (36" DIAMETER (900 MM) GARDEN RING AROUND TREES PER PLAN)				PER PLAN, BETWEEN SOD OR COBBLE AND BALANCE OF LANDSCAPING.	

CUTEX COPPER COMPOSITE ROOT BARRIER, BY GEOFABRICS

CONSULT WITH MANUFACTURER FOR INSTALLATION REQUIREMENTS PER SITE CONDITIONS. LENGTH BEYOND CENTERLINE, IF NOTED, IS APPROXIMATE, CONSULT MANUFACTURER. INSTALL BETWEEN TREE AND UNDERGROUND UTILITY WHEN CENTERLINE OF TREE IS WITHIN 10' OF AN UNDERGROUND UTILITY UNLESS UTILITY COMPANY AND/OR GOVERNING AGENCY REQUIRES IT WHEN TREE IS FARTHER AWAY FROM UTILITY.
GEOFABRICS CONTACT: PHONE: 1(816)305–3160
EMAIL; SALES@GEOFABRICS.COM

ENGINEER/APPLICANT	OWNER	DEVELOPER
JM CIVIL ENGINEERING 5900 S LAKE FOREST DRIVE, SUITE 380 McKINNEY, TX 75070 PHONE: (214) 491–1830 CONTACT: JOHN MEASELS, P.E.	BRITT LANE, PRESIDENT BDC FAMILY LIMITED PARTNERSHIP 5000 OVERTON PLAZA, STE 300 FORT WORTH, TX 76109 PHONE: (817) 377–6226	JON HOOK CHIEF EXECUTIVE OFFICER 6551 SOUTH REVERE PARKWAY, SUITE 145 CENTENNIAL, CO 80111 PHONE: (719) 232–6600.

JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

REGISTERED LANDSCAPE ARCHITECT GILBERT A. BERRY III 3500 STATE OF TEXAS

09/17/2026

PRELIMINARY PLANTING PLAN
PARRY'S PIZZERIA TAPHOUSE
1565 MAYFIELD RD.
CITY OF GRAND PRAIRIE, TEXAS

REV	DATE	DESCRIPTION	NAME
	09/10/26	PRELIMINARY SITE PLAN	AH

PROJECT NO: JM-PP26001
DRAWN BY: AH
CHECKED BY: AS
ISSUE DATE: 09/18/2026
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LANDSCAPE CALCULATIONS:

SITE PARAMETERS
(PER GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, SPECIFICALLY ARTICLE 8: LANDSCAPE AND SCREENING)

SITE IS WITHIN PD-143 COMMERCIAL, AND SPECIAL DISTRICT OVERLAY ZONE SH-161. OTHER THAN REFERENCES BACK TO ARTICLE 8 REGARDING LANDSCAPING REQUIREMENTS THERE ARE NO SPECIFIC LANDSCAPE DESIGN REQUIREMENTS NOTED.

AREA OF PARCEL (TO DEFINE REQUIRED LANDSCAPE AREA); 84,637.14 S.F.(SQUARE FEET).

REQUIRED LANDSCAPE:
SITE IS REQUIRED TO HAVE 10% MINIMUM TOTAL SITE AREA LANDSCAPED. IN ADDITION TO REQUIRED TREES AND SHRUBS, ALL OF THE REQUIRED LANDSCAPE AREA MUST BE COVERED WITH GRASS, ORGANIC MULCH, OR LIVE GROUNDCOVER (UP TO 40% OF LANDSCAPE AREA).

REQUIRED LANDSCAPE OVERALL = 8,464 S.F. (84,637.14 S.F.(SITE) X 0.10)

PROVIDED LANDSCAPE OVERALL = 11,618+ S.F. (NOT INCLUDING LANDSCAPING AT BACK/REAR OF BUILDING OR ALONG EASTERN PROPERTY LINE)

TREES REQUIRED (PER SECTION 7 – SUBMITTAL REQUIREMENTS);

THEIR ARE A TOTAL OF SIX (5) EXISTING TREES ALONG THE STREET FRONTAGE, WHICH ARE TO REMAIN AND COUNTED TOWARDS THE STREET AND BUFFER REQUIREMENT, ONE ADDITION TREE (HOLLY AS NOTED ON PLAN) BY DEVELOPER ALONG WITH PROPOSED TREES INCLUDING TWO IN THE SOUTHWEST QUADRANT OF THE PARKING AREA TO MAKE UP THE DIFFERENCE TO MEET THE MINIMUM STREET AND BUFFER TREE REQUIREMENT. THE TREES HAVE AN ABBREVIATION OF ST (STREET TREES) NEXT TO EACH OF THE PROPOSED STREET AND BUFFER TREES.

PARKING LOT TREES ALSO ARE IDENTIFIED WITH AN ABBREVIATION PT (PARKING LOT TREES).

OVERALL TREE REQUIREMENT; THE MINIMUM QUANTITY OF TREES REQUIRED PER CODE IS DEFINED DIRECTLY BELOW. DUE TO SELECTING THE "ADD PARKING LOT TREES" CHECKLIST ITEM SHOWN ON "APPENDIX F MENU ITEMS CHECKLIST" ADDITIONAL TREES ARE REQUIRED WITH THE QUANTITY DEFINED BELOW BOTH UNDER UNDER "QUANTITY OF PLANT MATERIAL" AND IN THE CHART.

(1) TREE REQUIRED FOR EVERY 500 SF OF REQUIRED LANDSCAPE OR FRACTION THEREOF
8,464 S.F./500 S.F. = 17 (16.9)

SHRUBS REQUIRED (PER SECTION 7 – SUBMITTAL REQUIREMENTS);

OVERALL SHRUB REQUIREMENT;
(1) SHRUB REQUIRED FOR EVERY 50 S.F. OF REQUIRED LANDSCAPE OR FRACTION THEREOF
8,464 S.F./50 S.F. = 170

QUANTITY OF PLAN MATERIAL — REQUIRED — PROVIDED

QTY. OF TREES FOR ENTIRE SITE: 41 41
NOTE: ADDITIONAL TREES ALONG PATH EXIST IN ADDITION TO THE HOLLY TREES AS NOTED ON THE PLANS

PARKING LOT TREE;
1 PER 5 PARKING SPACE(APPENDIX F CHECKLIST)
(116/5 PARKING SPACES) 24 25

SHRUBS 170 280
NOTE: TOTAL SHRUBS REQUIRED IS BASED ON SQUARE FOOTAGE AS DEFINED IN CALCULATIONS

STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA (SQ. FT.) 10%	8,464 SQ. FT.	11,618+ SQ. FT.	YES
TOTAL STREET, BUFFER AND PARKING TREES	41	41	YES
STREET & BUFFER TREES1/500 SQ.FT	17	17	YES
PARKING LOT TREES (1 PER 5 SPACES)	24	25	YES
SHRUBS REQUIRED (1 5-GAL. SHRUB PER 50 SQ. FT.)	170	280	YES
FLOWING/COLORFUL PLANTING 15% OF REQ.D SHRUBS	180 SF BASED ON 64 (ONE GALLON CONTAINERS)	202 SF AND 64 PLANTS	YES (SEE NOTE BELOW)
15' BUFFER ADJ TO RESIDENTIAL(1/15')	21	21 (NOT INCLUDING ALL OF OF THE EXISTING TREES)	YES

NOTES

1. THE FOLLOWING IS REGARDING FLOWERING/COLORFUL PLANTING REQUIREMENTS. AS STATED IN APPENDIX F OVERLAY DISTRICT STANDARDS; "FOR EXAMPLE, IF A SITE REQUIRES 100 FIVE-GALLON CONTAINER SIZE SHRUBS—WHICH IS 500 CONTAINER GALLONS—THE DEVELOPER SHALL PROVIDE ENOUGH SEASONAL PLANTS SO THAT THE COMBINED CONTAINER GALLONS EQUAL 75." AS DEFINED IN THE "ANNUAL PLANTS LEGEND", SHEET L 100, WE ARE SPECIFYING SMALLER CONTAINERS, HOWEVER THE QUANTITY OF PLANTS BASED ON CONTAINER SIZES EQUALS WHAT WOULD BE REQUIRED IF 167 INDIVIDUAL 1 GALLON CONTAINERS WERE SPECIFIED.

PLANTING NOTES:

A. PLANTING DESIGN REQUIREMENTS AS NOTED IN CALCULATIONS ARE BASED ON GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, SPECIFICALLY ARTICLE 8: LANDSCAPE AND SCREENING.

B. ALL MATERIAL SHOWN ON THIS PLAN IS BASED ON ROSA CAFE DESIGN CRITERIA AND TEXAS A&M AGRILIFE PLANT DATABASE SPECIFIC TO GEOGRAPHICAL REGION OF THIS SITE. SOME OF THE SHRUBS AND GROUNDCOVER ARE PER GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, ARTICLE 8: LANDSCAPE AND SCREENING, EXHIBIT 5: RECOMMENDED VARIETIES (I.E. PLANT LIST)

C. SPECIFIC TYPE AND SIZE OF GRANITE (SMALL OR LARGE) OR RIVER ROCK (SMALL OR LARGE) AS SHOWN ON THIS PLAN SHALL BE VERIFIED WITH KEN TAFT PRIOR TO BIDDING AND OR INSTALLATION.

D. ALL TREES SHALL BE SINGLE LEADER TRUNK, UNLESS MUST DISPLAY A STRONG CENTRAL LEADER AND MEET ANSI STANDARD Z.60.1 AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.

E. THOUGH NO DIMENSIONS ARE SHOWN, IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN PLANTING LOCATIONS, CONFIGURATION AND SPACING AS SHOWN, MAINTAINING PLANTING DISTANCES FROM CURBS, SIDEWALKS, EXISTING AND PROPOSED BUILDINGS AND UTILITIES AS SHOWN ON PLANS.

F. ALL LANDSCAPE AREAS, PLANTED OR NOT, SHALL HAVE A PRE-EMERGENT SPRAYED ACCORDING TO MANUFACTURER AND AGENCY REQUIREMENTS PRIOR TO INSTALLATION OF FILTER FABRIC OR ANY PLANT MATERIAL.

G. SHOULD TREES OR SHRUBS NOT BE AVAILABLE IN EITHER TYPE AND/OR SIZE SPECIFIED, ***CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR AN APPROVED SUBSTITUTION.***

H. SHOULD CONTRACTOR INSTALL PLANT MATERIAL THAT DOES NOT MEET SIZE, AND/OR TYPE SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT REPLACEMENT.

I. ALL QUANTITIES PROVIDED FOR BIDDING ASSISTANCE ONLY. CONTRACTOR TO VERIFY PLAN AND ROCK QUANTITIES, PLANS TAKE PRECEDENCE.

J. ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION, AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.

K. CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO FINAL DELIVERY OF QUARRIED MATERIALS. NO STEEL EDGING SHALL BE USED BETWEEN ROCK TYPES UNLESS SHOWN OTHERWISE.

L. CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRADES. SHOULD GRAVELED AREAS EXCEED 4:1 SLOPE, CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE DESIGNER PRIOR TO MULCH INSTALLATION.

M. LANDSCAPE SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE IMPLEMENTED IN THE FIELD, OBTAIN KEN TAFT APPROVAL, SUBSEQUENT TO KEN TAFT APPROVAL. SUBMIT TO THE CITY OF HEWITT FOR APPROVAL. LANDSCAPE ARCHITECT IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.

N. IF LOCAL NURSERIES DO NOT HAVE CERTAIN PLANT MATERIAL IN STOCK, PLANT MATERIAL MAY BE ORDERED FROM LANDMARK NURSERIES, INC., SOUTHWEST NURSERY, CARROLLTON, TX OR MOUNTAIN STATES WHOLESALE NURSERY, GLENDALE, AZ. CONTRACTOR MUST PROVIDE PROOF TO LANDSCAPE ARCHITECT THAT PLANT MATERIAL CAN NOT BE OBTAINED.

ENGINEER/APPLICANT
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McKINNEY, TX 75070
PHONE: (214) 491-1830
CONTACT: JOHN MEASELS, P.E.

OWNER
BRITT LANE, PRESIDENT
BDC FAMILY LIMITED PARTNERSHIP
5000 OVERTON PLAZA, STE 300
FORT WORTH, TX 76109
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DEVELOPER
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CHIEF EXECUTIVE OFFICER
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John Measels, PE
CIVIL ENGINEER

REGISTERED LANDSCAPE ARCHITECT
GILBERT A. SEBA III
3500
STATE OF TEXAS
PRELIMINARY

09/17/2026

PLANTING CALCS AND NOTES
PARRY'S PIZZERIA
TAPHOUSE

1565 MAYFIELD RD.
CITY OF GRAND PRAIRIE, TEXAS

REV	DATE	DESCRIPTION	NAME
	09/15/26	PRELIMINARY SITE PLAN	JWH

PROJECT NO: JM-PP126001
DRAWN BY: JWH
CHECKED BY: AS
ISSUE DATE: 09/18/2026

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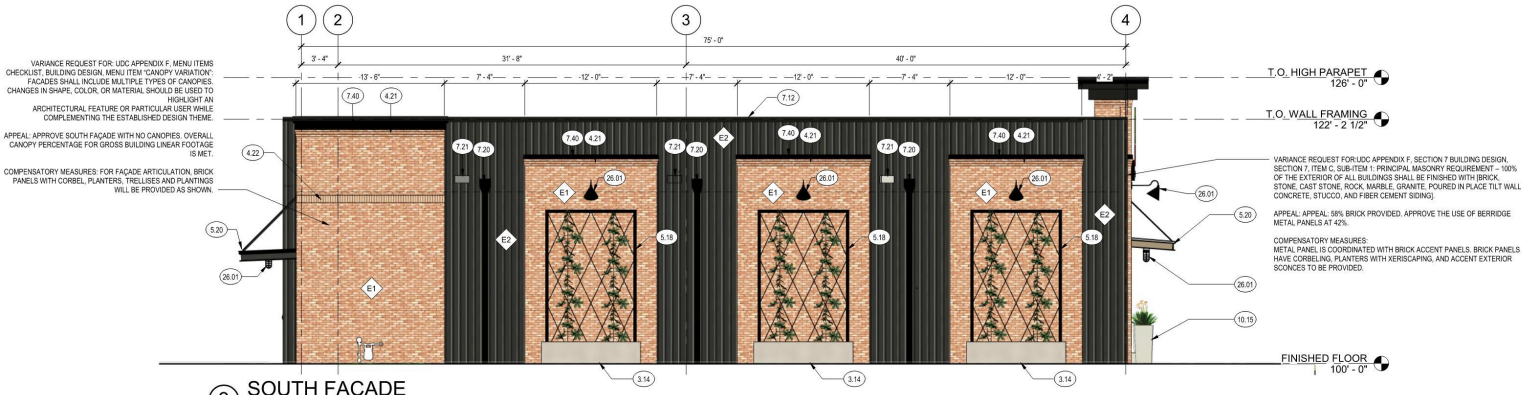
Item4.



1 NORTH FACADE
3/16" = 1'-0"



2 EAST FACADE
3/16" = 1'-0"



3 SOUTH FACADE
3/16" = 1'-0"

GENERAL NOTES

1. ALL SIGNAGE SHOWN IS FOR INFORMATION ONLY. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT BY SIGNAGE VENDOR.
2. ALL ROOF-TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL OR ROADWAYS.
3. BUILDING ADDRESS NUMBERS TO BE PER CITY OF GRAND PRAIRIE'S LOCAL CODE AND IFC (INTERNATIONAL FIRE CODE).
4. SEE FACADE SURFACE AND LINEAR FOOTAGE CALCULATIONS ON SHEET A9.2

SYMBOLS LEGEND

- E1 — EXTERIOR WALL TAG, SEE ASSEMBLY TYPE ON SHEET A9.1
- X — KEY NOTE, THIS SHEET.
- R-2 — EXTERIOR FINISH TAG, SEE SCHEDULED A9.1 DIGITIAL FINISH BOARD ON SHEET A9.3

KEY NOTES

3.14	CAST-IN PLACE PLANTER. PROVIDE DRAINAGE, RE: LANDSCAPE DRAWINGS FOR PLANTING SCHEDULES.
4.02	STONE SILL WITH INTEGRAL DRIP EDGE.
4.21	BRICK CORBEL.
4.22	BRICK SOLDIER BAND.
5.05	C-CHANNEL, RE: STRUCTURAL DWGS. PAINT P-2.
5.18	METAL TRELLIS; HIGH PERFORMANCE POWDER COAT FINISH IN P-2.
5.19	METAL RAILING; HIGH PERFORMANCE POWDER COAT FINISH IN P-2. RE: DETAIL 7 / ASP1.1.
5.20	C-CHANNEL FRAMED AWNING WITH STANDING SEAM METAL ROOFING. RE: STRUCTURAL FOR FRAMING AND TIE-RODS. PAINT P-2. NEON LIGHTS BY SIGNAGE VENDOR, PROVIDE POWER RE: ELECTRICAL DWGS.
7.12	PREFINISHED METAL CAP FLASHING. MATCH P-2 COLOR.
7.19	PRE-FINISHED VERTICAL METAL FASCIA AND SOFFIT PANEL.
7.20	PRE-FINISHED 6"x8" SHEET METAL COLLECTOR AND DOWNSPOUT, 6"x6". CONNECT TO UNDERGROUND STORM SEWER. RE: CIVIL DWGS.
7.21	OVERFLOW THROUGH-WALL SCUPPER. PRE-FINISHED SHEET METAL, 8"Hx16"W, COORDINATE WITH BRICK COURSING. RE: EXTERIOR ELEVATION.
7.40	PRE-FINISHED BRAKE METAL CORNICE.
8.06	SECTIONAL OVERHEAD COUNTER DOOR, FULLY GLAZED.
8.09	ALUMINUM FRAMED STOREFRONT WINDOW.
9.17	CUSTOM MURAL. PAINTED OVER EXTERIOR BRICK. TO BE PROVIDED BY A LOCAL ARTIST, DEPICTING LOCAL GRAND PRAIRIE HISTORIC IMAGERY.
10.05	EXTERIOR METAL LETTER SIGN BY OTHERS, SEPARATE PERMIT REQUIRED, BY VENDOR. PROVIDE POWER FOR UPLIGHTING LEDs, RE: ELECTRICAL DWGS.
10.06	EXTERIOR SIGN BY OTHERS. SEPARATE PERMIT REQUIRED, BY VENDOR. PROVIDE POWER, RE: ELEC DWGS.
10.15	PREFABRICATED PLANTER, RE: LANDSCAPE DRAWINGS.
10.34	EXTERIOR TV. GC PROVIDED AND INSTALLED. PROVIDE POWER, RE: ELECTRICAL DWGS.
26.01	LIGHT FIXTURE, RE: ELECTRICAL DWGS.
32.17	SITE FURNISHING, CONCRETE BENCH 68"W X 20"D X 18"H.

YOW Architects PC
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115 S. Weber Colorado Springs, Colorado 719-475-8133

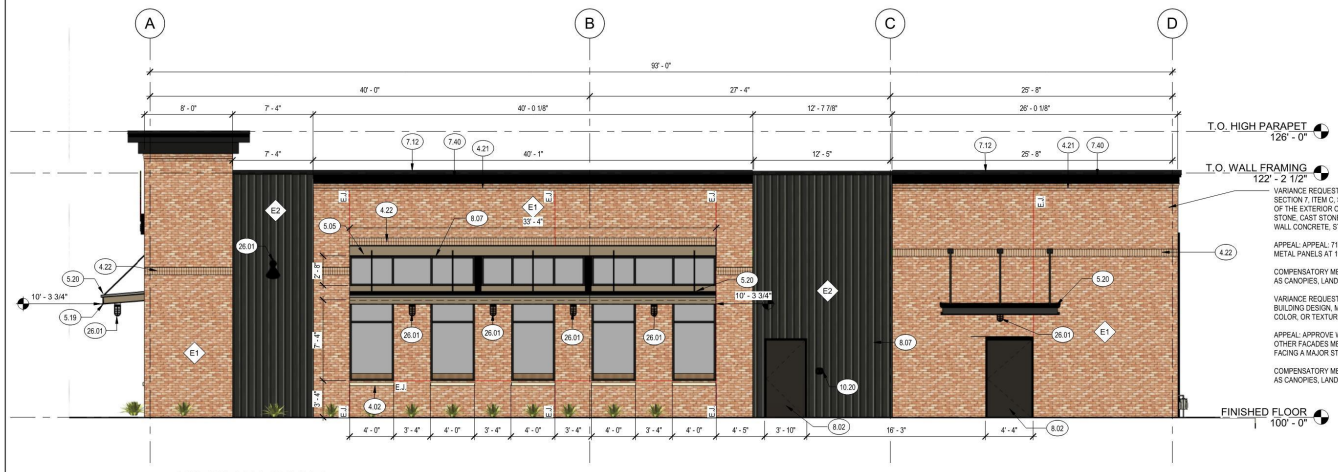
Revision Schedule

PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

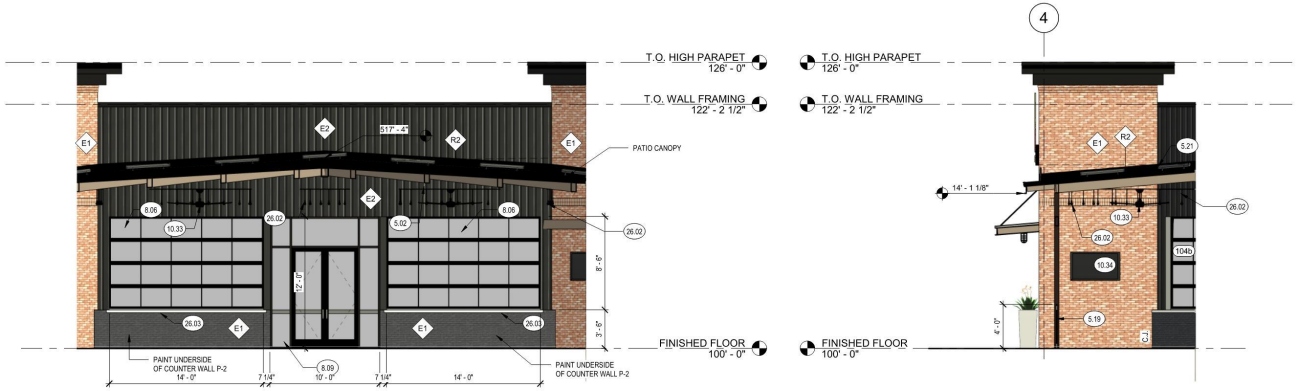
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Date 09/17/26
Drawn By YOW
Checked By YOW

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DP ELEVATIONS

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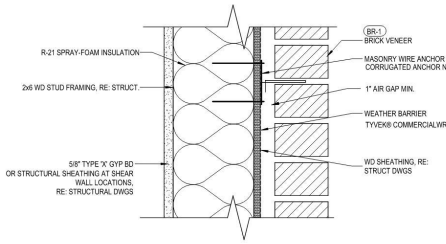


1 WEST FACADE
3/16" = 1'-0"

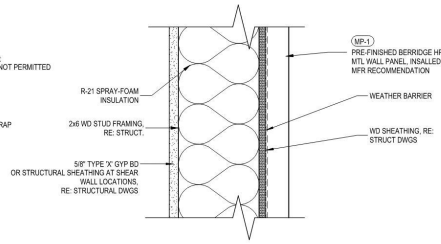


2 NORTH-EAST PATIO WALL FACADE
3/16" = 1'-0"

3 PATIO - END WALLS
3/16" = 1'-0"



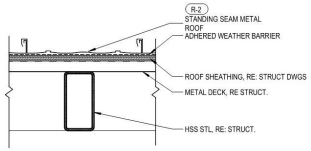
E1 EXTERIOR - BRICK AT STUD



E2 EXTERIOR - METAL PANEL AT STUD

EXTERIOR FINISH SCHEDULE				
TAG ID	EXTERIOR MATERIAL	EXTERIOR MANUFACTURER	EXTERIOR PRODUCT NAME	EXTERIOR COLOR NAME
BR-1	MODULAR BRICK	RAGLAND CLAY PRODUCTS	FORT JACKSON	
MP-1	PRE-FINISHED METAL PANEL	BERRIDGE	HR-16	MATTE BLACK, INSTALLED VERTICALLY
R-1	MEMBRANE ROOF	FIRESTONE OR APPROVED EQUAL	60 MIL TPO	WHITE, MAIN ROOF
R-2	STANDING SEAM METAL ROOF	BERRIDGE	DOUBLE LOCK Z-LOCK	MATTE BLACK MATCH P-2 (SW 6852, TRICORN BLACK)
ST-1	ARCHITECTURAL CAST STONE	SITEWORKS	WINDOW SILL IN "NATURAL" COLOR	

NOTE: SEE SHEET A9.3 FOR DIGITAL IMAGE BOARD AND DIGITAL FINISH IMAGES



R2 ROOF - STANDING SEAM CANOPY

GENERAL NOTES

1. ALL SIGNAGE SHOWN IS FOR INFORMATION ONLY. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT BY SIGNAGE VENDOR.
2. ALL ROOF-TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS AND WILL NOT BE VISIBLE FROM GROUND LEVEL OR ROADWAYS.
3. BUILDING ADDRESS NUMBERS TO BE PER CITY OF GRAND PRAIRIE'S LOCAL CODE AND IFC (INTERNATIONAL FIRE CODE).
4. SEE FACADE SURFACE AND LINEAR FOOTAGE CALCULATIONS ON SHEET A9.2

SYMBOLS LEGEND

- E1 — EXTERIOR WALL TAG, SEE ASSEMBLY TYPE ON SHEET A9.1
- X — KEY NOTE, THIS SHEET.
- R-2 — EXTERIOR FINISH TAG, SEE SCHEDULED A9.1 DIGITIAL FINISH BOARD ON SHEET A9.3

KEY NOTES

4.02 STONE SILL WITH INTEGRAL DRIP EDGE.
4.21 BRICK CORBEL.
4.22 BRICK SOLDIER BAND.
5.02 STRUCTURAL STEEL BEAM, RE: STRUCTURAL DWGS.
5.05 C-CHANNEL, RE: STRUCTURAL DWGS, PAINT P-2.
5.19 METAL RAILING; HIGH PERFORMANCE POWDER COAT FINISH IN P-2. RE: DETAIL 7 / ASP1.1.
5.20 C-CHANNEL FRAMED AWNING WITH STANDING SEAM METAL ROOFING, RE: STRUCTURAL FOR FRAMING AND TIE-RODS. PAINT P-2. NEON LIGHTS BY SIGNAGE VENDOR, PROVIDE POWER RE: ELECTRICAL DWGS.
5.21 HEADWALL FLASHING BY STANDING SEAM MTL ROOF MANUFACTURER.
7.12 PREFINISHED METAL CAP FLASHING. MATCH P-2 COLOR.
7.40 PRE-FINISHED BRAKE METAL CORNICE.
8.02 H.M. DOOR
8.06 SECTIONAL OVERHEAD COUNTER DOOR, FULLY GLAZED.
8.07 ALUMINUM FRAMED STOREFRONT.
8.09 ALUMINUM FRAMED STOREFRONT WINDOW.
10.20 FIRE DEPARTMENT KNOX BOX, COORDINATE TYPE AND KEYING WITH LOCAL FIRE DEPARTMENT.
10.33 EXTERIOR FANS. GC PROVIDED AND INSTALLED. PROVIDE POWER RE: ELECTRICAL DWGS. PROVIDE MISC STL FOR ANCHOR PLATE, RE: STRUCT DWGS.
10.34 EXTERIOR TV. GC PROVIDED AND INSTALLED. PROVIDE POWER, RE: ELECTRICAL DWGS.
26.01 LIGHT FIXTURE, RE: ELECTRICAL DWGS.
26.02 PATIO STRING LIGHTS, RE: ELECTRICAL DWGS. COORDINATE PLACEMENT WITH FANS.
26.03 UNDERCOUNTER LED LIGHTS, RE: ELECTRICAL DWGS.

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

Project Number 26.169
Date 09/17/26
Drawn By YOW
Checked By YOW

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DP ELEVATIONS CONT'D

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FAÇADE	MATERIAL	SQUARE FOOTAGE (SF)	LINEAR FT (FT)	PERCENT OF SINGLE FAÇADE	
NORTH FAÇADE					
	BRICK	1152.8 SF		51%	
	METAL PANEL	539.67 SF		24%	
	STONE	14.35 SF		1%	
	WINDOW	538.15 SF	80 LFT	24%	VARIANCE REQUEST FOR UDC APPENDIX F, SECTION 7 BUILDING DESIGN, SECTION 7, ITEM C, SUB-ITEM 9
	STANDING SEAM CANOPY		67.33 LFT		SEE EXTERIOR ELEVATION
NORTH FAÇADE TOTAL LINEAR			84.95 LFT		AND ARCHITECT'S LETTER
NORTH FAÇADE TOTAL SURFACE AREA		2244.97 SF			

EAST FAÇADE					
	BRICK	1265.3 SF		46%	
	METAL PANEL	778.7 SF		28%	
	STONE	0 SF		0%	
	WINDOW	713.56 SF	26.66 LFT	25.88%	VARIANCE REQUEST FOR UDC APPENDIX F, SECTION 7 BUILDING DESIGN, SECTION 7, ITEM C, SUB-ITEM 9
	STANDING SEAM CANOPY		54.66 LFT		SEE EXTERIOR ELEVATION
EAST FAÇADE TOTAL LINEAR			63.99 LFT		AND ARCHITECT'S LETTER
EAST FAÇADE TOTAL SURFACE AREA		2757.56 SF			

SOUTH FAÇADE					
	BRICK	983.81 SF		58%	
	METAL PANEL	723.21 SF		42%	
	STONE	0 SF		0%	
	WINDOW	0 SF			VARIANCE REQUEST FOR: APPENDIX F CHECKLIST, BUILDING DESIGN, MENU ITEM: CANOPY VARIATION.
	STANDING SEAM CANOPY	0	0 LFT		SEE EXTERIOR ELEVATION
SOUTH FAÇADE TOTAL LINEAR			75.66 LFT		AND ARCHITECT'S LETTER
SOUTH FAÇADE TOTAL SURFACE AREA		1707.02			

WEST FAÇADE					
	BRICK	1657.93 SF		71%	VARIANCE REQUEST FOR: APPENDIX F CHECKLIST, BUILDING DESIGN, MENU ITEM:
	METAL PANEL	443.93 SF		19%	SINGLE MATERIAL NOT TO EXCEED 60% OF SINGLE FAÇADE
	STONE	8.9 SF		0%	SEE EXTERIOR ELEVATION
	WINDOW	232.5 SF	53.33 LFT	9.92%	AND ARCHITECT'S LETTER
	STANDING SEAM CANOPY	0	44.08 LFT		
WEST FAÇADE TOTAL LINEAR			99.75 LFT		
WEST FAÇADE TOTAL SURFACE AREA		2343.26 SF		100%	

TOTAL BUILDING LINEAR FT	268.68 LFT
TOTAL BUILDING SURFACE AREA	7968.6 SF

TOTAL BRICK SURFACE	4950.38 SF	62.12%	VARIANCE REQUEST FOR UDC, APPENDIX F: SECTION 7, ITEM C, SUB-ITEM 1 FOR 100% MASONRY.
TOTAL METAL PANEL SURFACE	2046.54 SF	25.68%	SEE ARCHITECT'S LETTER
TOTAL STONE SURFACE	23.25 SF	0.29%	
TOTAL GLAZING SURFACE	948.43 SF	11.90%	
TOTAL GLAZING LF	159.99 LFT	59.55%	MEETS UDC, SEC 7.C.8 FOR 50% LINEAR COVERAGE OPTION
TOAL CANOPY LFT	200.4 LFT	74.59%	MEETS UDC, SEC 7.C.10 FOR 25% LINEAR COVERAGE

CHECK 7968.6

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

Project Number 26.169
Date 09/17/26
Drawn By YOW
Checked By YOW

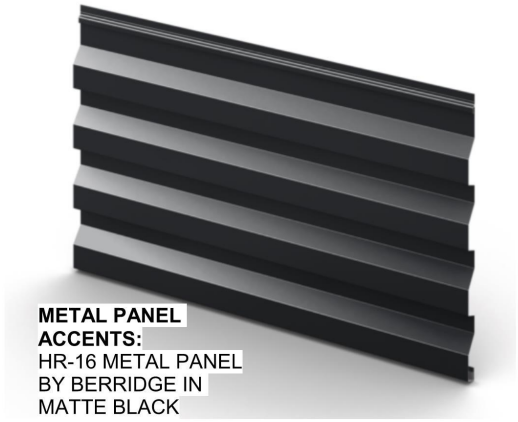
A9.2
FACADE CALCULATIONS



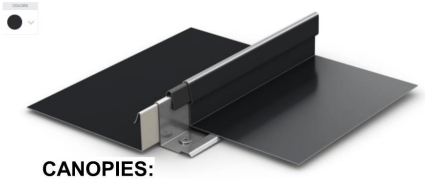
BRICK:
"FT JACKSON"
BY RAGLAN CLAY
PRODUCTS, LLC



WINDOW SILLS:
CAST STONE BY
SITEWORKS
ARCHITECTURAL
CAST STONE IN
"NATURAL"



METAL PANEL ACCENTS:
HR-16 METAL PANEL
BY BERRIDGE IN
MATTE BLACK



CANOPIES:
BERRIDGE CEE-LOCK
PANELS IN MATTE
BLACK

SW 6258
Tricorn Black

STEEL AND MISCELLANEOUS ACCESSORIES:
SHERWIN WILLIAMS
SW6258 IN FLAT
BLACK



STOREFRONT WINDOWS AND ENTRY DOORS:
ANODIZED BLACK FINISH
SUNGUARD SNX51/23 ON GRAY
GLASS



STOREFRONT DOORS MAIN ENTRANCE ONLY:
ANODIZED ALUMINUM IN
CUSTOM COLOR
PPG NO. UC135922XL FORGE RED





REFERENCE PHOTOS FOR FIELD INSTALLED FINISHES IN WEATHERFORD, TX:
205 INTERSTATE 20 FRONTAGE RD.
WEATEHRFORD, TX 76087



REFERENCE PHOTOS FOR ENTRANCE AT WEATHERFORD, TX:
205 INTERSTATE 20 FRONTAGE RD.
WEATEHRFORD, TX 76087



BENCHES AND PLANTERS:
PLANTINGS SET IN RIVER STONES.

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

Project Number
26.169

Date
09/17/26

Drawn By
YOW

Checked By
YOW

A9.3
DIGITAL FINISH BOARD

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1 EAST FACADE RENDERING
N.T.S. THIS RENDERING WAS GENERATED USING AN AI ASSISTANT. IT IS FOR VISUALIZATION PURPOSES ONLY AND DOES NOT REPLACE CONSTRUCTION DRAWING ELEVATIONS. REFER TO EXTERIOR ELEVATION DRAWINGS FOR CONSTRUCTION SPECIFICS.



2 NW FACADE RENDERING
N.T.S. THIS RENDERING WAS GENERATED USING AN AI ASSISTANT. IT IS FOR VISUALIZATION PURPOSES ONLY AND DOES NOT REPLACE CONSTRUCTION DRAWING ELEVATIONS. REFER TO EXTERIOR ELEVATION DRAWINGS FOR CONSTRUCTION SPECIFICS.



3 SE FACADE RENDERING
N.T.S. THIS RENDERING WAS GENERATED USING AN AI ASSISTANT. IT IS FOR VISUALIZATION PURPOSES ONLY AND DOES NOT REPLACE CONSTRUCTION DRAWING ELEVATIONS. REFER TO EXTERIOR ELEVATION DRAWINGS FOR CONSTRUCTION SPECIFICS.

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

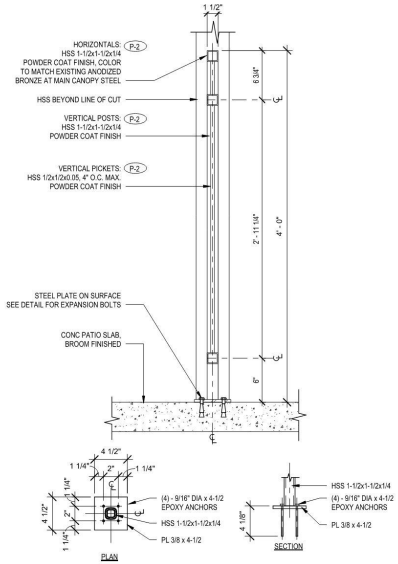
PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

Project Number 26.169
Date 09/17/26
Drawn By YOW
Checked By YOW

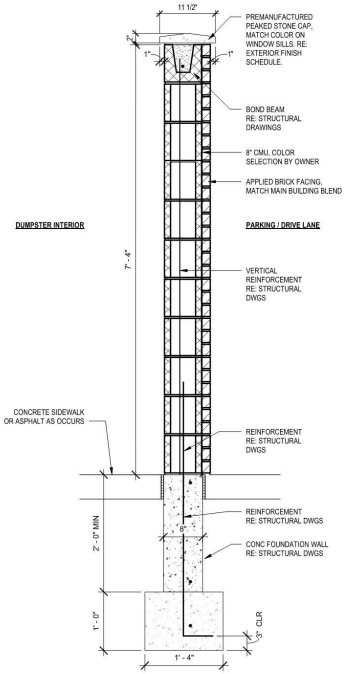
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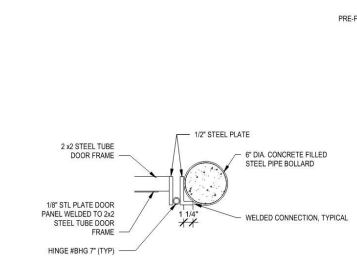
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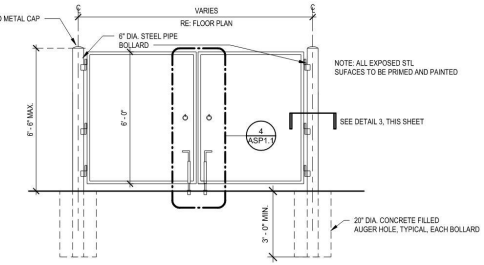
7 ASP1.1 PATIO RAILING DETAIL
1 1/2" = 1'-0"



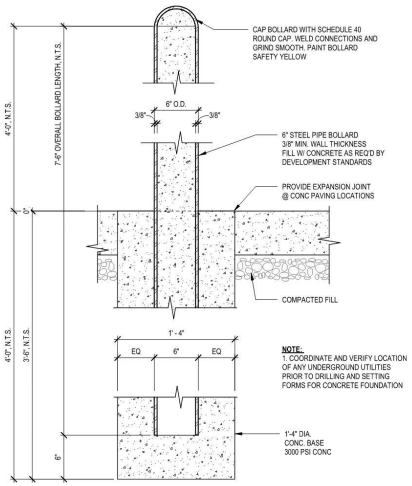
5 ASP1.1 DUMPSTER WALL SECTION
1" = 1'-0"



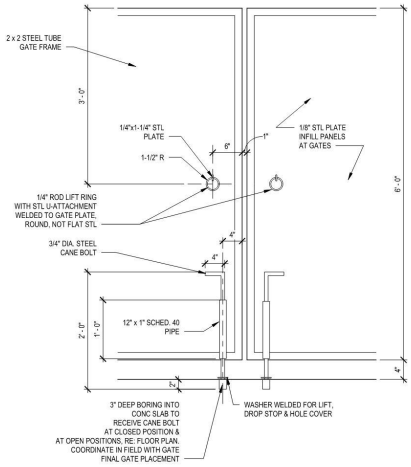
3 ASP1.1 GATE HINGE DETAIL
1 1/2" = 1'-0"



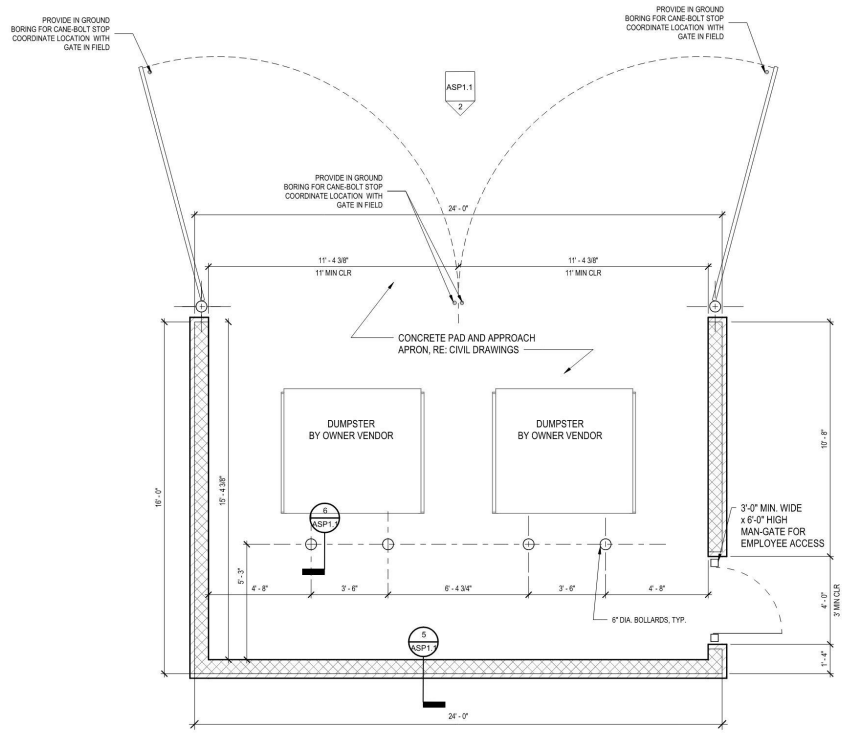
2 ASP1.1 TRASH ENCLOSURE GATE ELEVATION
3/8" = 1'-0"



6 ASP1.1 BOLLARD DETAIL
1 1/2" = 1'-0"



4 ASP1.1 GATE ELEVATION DETAIL
1" = 1'-0"



1 ASP1.1 ENLARGED PLAN - DUMPSTER
3/8" = 1'-0"

PLAN NORTH
TRUE NORTH

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

PARRY'S PIZZA
1565 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052

Project Number 26.169
Date 09/17/26
Drawn By JMD
Checked By YOW

ASP1.1
SITE DETAILS

9/17/2026 4:35:55 PM

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 SEE CALCS ON INTERIOR ELEVATIONS SHEET. REQUEST VARIANCE REQUEST FOR WEST FACADE	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 RED FROM BRICK AND BLACK FROM STEEL	Each facade shall include at least two contrasting colors.
☒	Specialty Accent ACCENTS AND METAL FASCIAS, PRIMARY ENTRANCE DOOR IN RED.	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 PRIMARY ENTRANCE AND PRIMARY STREET FACING FACADE (EAST) BOTH FEATURE RAISED PARAPETS WITH LARGER CORNICES TO ACCENTUATE ENHANCED ELEMENTS OF CANOPIES AND CLERESTORY WINDOWS.	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 PRIMARY ENTRANCE PROVIDES RAISED PARAPET, 10'-8" DOUBLE DOORS IN RED, STANDING SEAM METAL CANOPY WITH ACCENT SOFFIT MOUNTED LIGHTS, CLERESTORY WINDOWS ABOVE CANOPY	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 BUILDING NORTH-EAST CORNER FACES PRIMARY ROAD AND INTERIOR ROAD, THIS CORNER FEATURES A STANDING SEAM COVERED PATIO WITH CORNER PLANTER AND A PET-FRIENDLY PATIO WITH SOLID SURFACE TALBES AND VIBRANT RED SEATING.	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 REFER TO EXTERIOR ELEVATIONS	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 ALL FACADES INCLUDE CANOPIES EXCEPT SOUTH FACADE. SOUTH FACADE DOES NOT CONTAIN FENESTRATION DUE TO NATURE OF FLOOR PLAN FUNCTIONAL SPACES FOR KITCHEN AND RESTROOMS. SOUTH FACADE WILL FEATURE IN LIEU OF CANOPY, DESIGN FEATURE FOR PLANTERS AND TRELLIS ACCENTUATED BY WALL SCONCES.	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 BIKE RACK AND PET DISPOSAL AREA TO BE LOCATED AT NW CORNER OF PARKING LOT, ADJACENT PROPOSED WALKING TRAIL.	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.

X

X	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
X	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.
X	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.
X	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
X	Alternative Compliance	Bike Racks & Pet Waste Station

Menu Item Summary Table	
Element	**# of Menu Items**
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	6
Healthy, Smart, Sustainable Community	3.5
Alternative Compliance	1
Total Menu Items:	12.5

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

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.

PUBLIC NOTICE:

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

- In Support: None
- In Opposition: None

ANALYSIS:

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

Does the proposal advance the City's vision?

- The 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.

ATTACHMENTS / SUPPORTING DOCUMENTS:

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

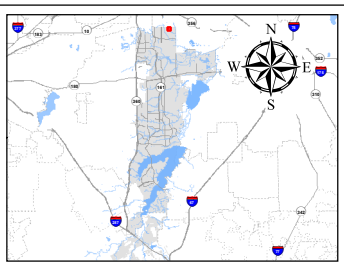
CASE LOCATION MAP
ZON-26-
220 GILB

Item5.



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 0.05 Miles

GRand PRaiRie TEXAS
PLANNING
Date: 9/10/2026

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;

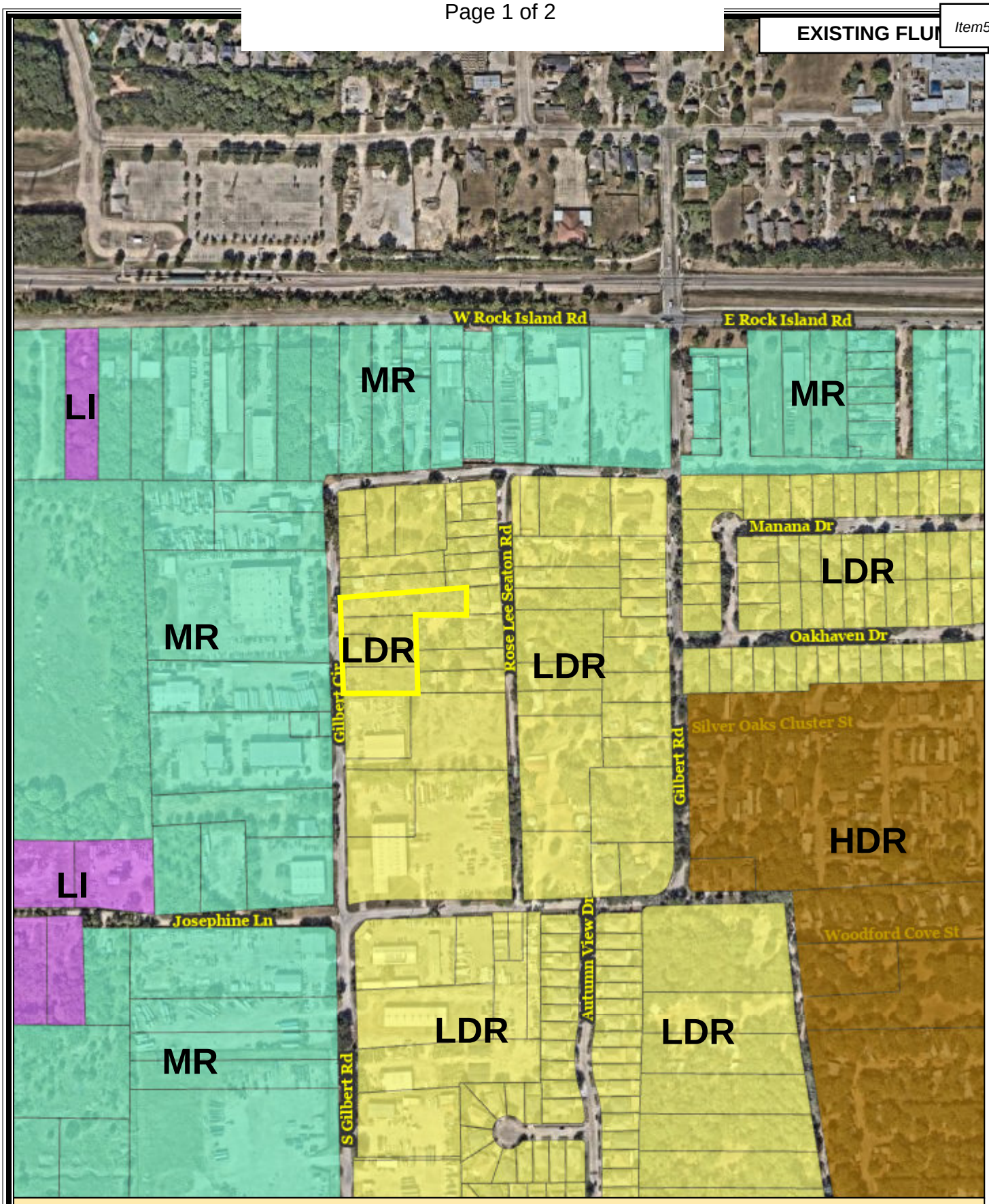
THENCE N. 00°55'31" W., with the common line of said Gilbert Circle and said Causey tracts Inst. No. 202600078415, 202600078589, 202600057371 and Serrano tract, passing at a distance of 86.66 feet a found 1/2" iron rod with cap marked "OLD TOWN SURVEYING", passing again at a distance of 189.14 feet a 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



0.045 0 0.045 mi

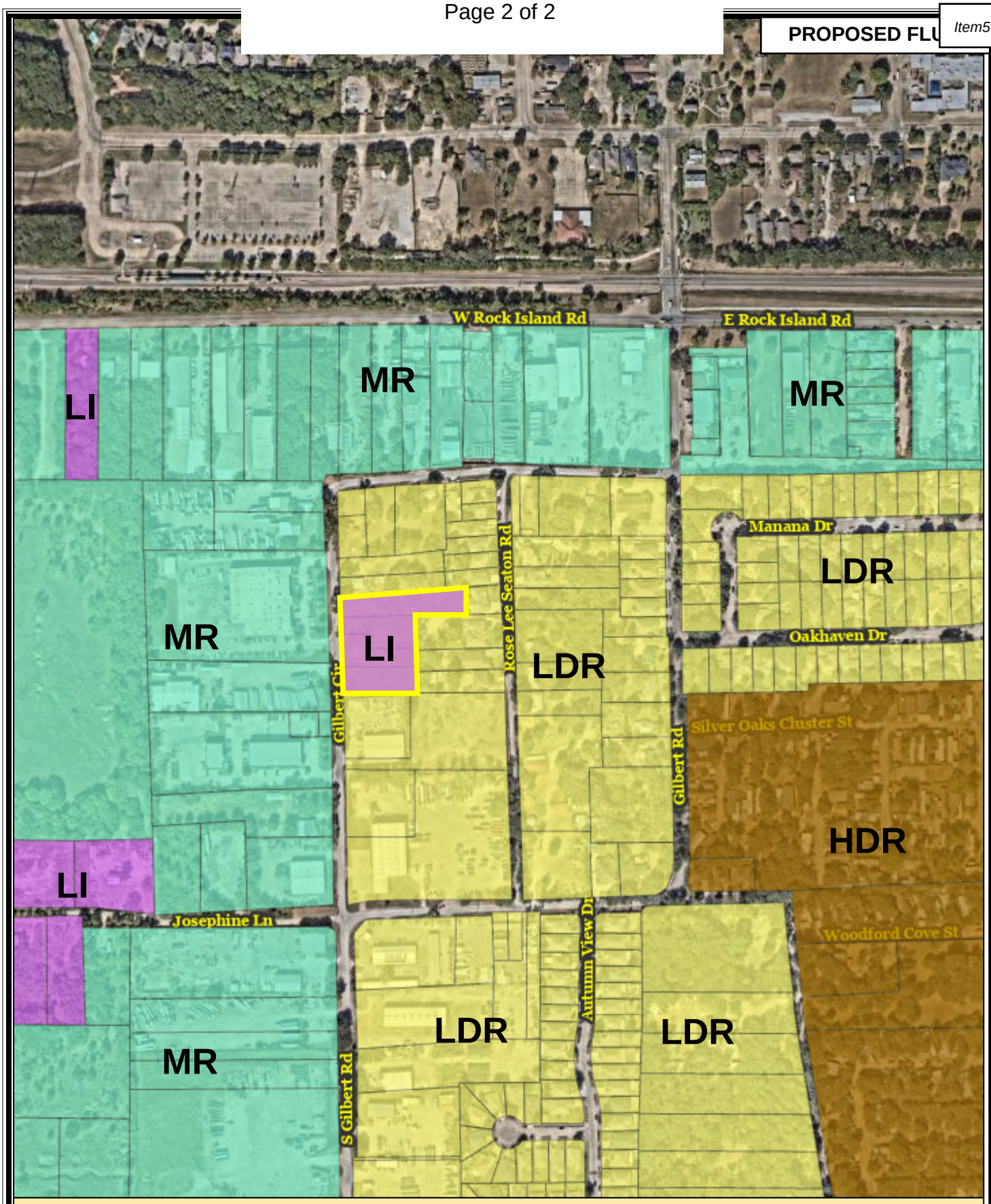
Grand Prairie Maps

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.

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
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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: 10/13/2026

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, & 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 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, & 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 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: 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 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 non-residential 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 non-residential development concentrated to the south and west and single-family development to the north and east.
- The requested Light Industrial zoning would continue the non-residential 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:

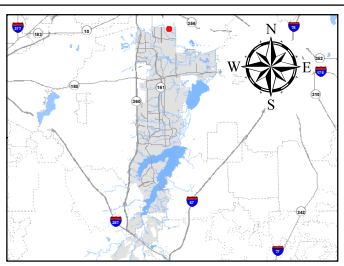
1. Exhibit A – Boundary Description
2. Exhibit B – Project Narrative

CASE LOCATION MAP
ZON-26-
220 GILB

Item6.



Location
Street Center Line
Parcels



0 0.05 Miles

Grand Prairie TEXAS
PLANNING
Date: 9/10/2026

67

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:

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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.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

PRESENTER: June Sin, AICP, Senior Planner

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

APPLICANT: Muhammad Zubair, Jbobs Designs Inc.

REQUESTED ACTION: Consider the request for a Specific Use Permit for Auto Dealer (Non-Franchised Used).

SUMMARY:

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

PURPOSE OF REQUEST:

The applicant requests a Specific Use Permit (SUP) to allow a used auto dealer to operate at an existing developed property currently occupied by a trophy manufacturing business. The applicant proposes to add the used auto dealer while continuing the existing trophy manufacturing operation. The proposed addition of a used auto dealer requires SUP approval.

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

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-237	Undeveloped
South	PD-237	Auto Tire Sales & Installation
West	PD-237	Office/Warehouse
East	PD-237	Vacant/Warehouse

HISTORY:

- November 10, 1998: City Council approved a Zoning Change from Heavy Industrial to a Planned Development District (PD-237) for Light Industrial Uses (Ordinance No. 5984, Case No. Z981002).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to operate a used auto dealer concurrently with the existing trophy manufacturing business. Only vehicles offered for sale will be stored on the property, and all vehicles will be maintained in good, operable condition. No mechanical work, vehicle repairs, or other automotive service activities will be conducted on-site. Inoperable vehicles will not be stored on the property.

Hours of operation:

Monday-Saturday: 9:00 AM to 4:30 PM

Sunday: Closed

ZONING REQUIREMENTS:

Parking Requirements

The existing site includes a 5,000-square-foot building. The proposed business will have a maximum of one employee on site and maintain a maximum inventory of five vehicles. Of the 10 parking spaces on site, five will be used to store the inventory of vehicles for sale. The remaining five parking spaces will be available for employee and visitor parking. The following table summarizes the parking requirements. The applicant is requesting a variance to the number of required parking spaces.

Table 2. Parking Calculation

Use	Required	Provided	Meets
Manufacturing (1 space per 600 Sq. Ft.)	8	3	Variance
Motor Vehicle Sales (1 space per 400 Sq. Ft. of sales floor for indoor sales or lot area for outdoor sales designated as visitor parking, plus one space per max. number of employees on a shift)	3	2	Variance
Total Parking Spaces	11	5	Variance

VARIANCES:

The applicant is requesting the following variance:

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

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.

Is the proposal compatible with its surroundings?

- The proposed use is compatible with the existing development pattern, which consists primarily of commercial and light industrial uses, including established automotive-related businesses in the vicinity.

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

- The proposal would add a used auto dealer to an existing commercial property and not substantially alter the established commercial and light industrial uses, including other auto-related businesses along the corridor.

What development characteristics of the proposal should be considered?

- The site is not adjacent to residential development and is surrounded primarily by vacant, undeveloped, and underutilized commercial and warehouse properties.
- The subject property does not have direct frontage on Main Street. Two established automotive-related businesses are located directly south of the subject property, near the intersection of W Main Street and NE 26th Street.

CONSIDERATIONS FOR APPROVAL:

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

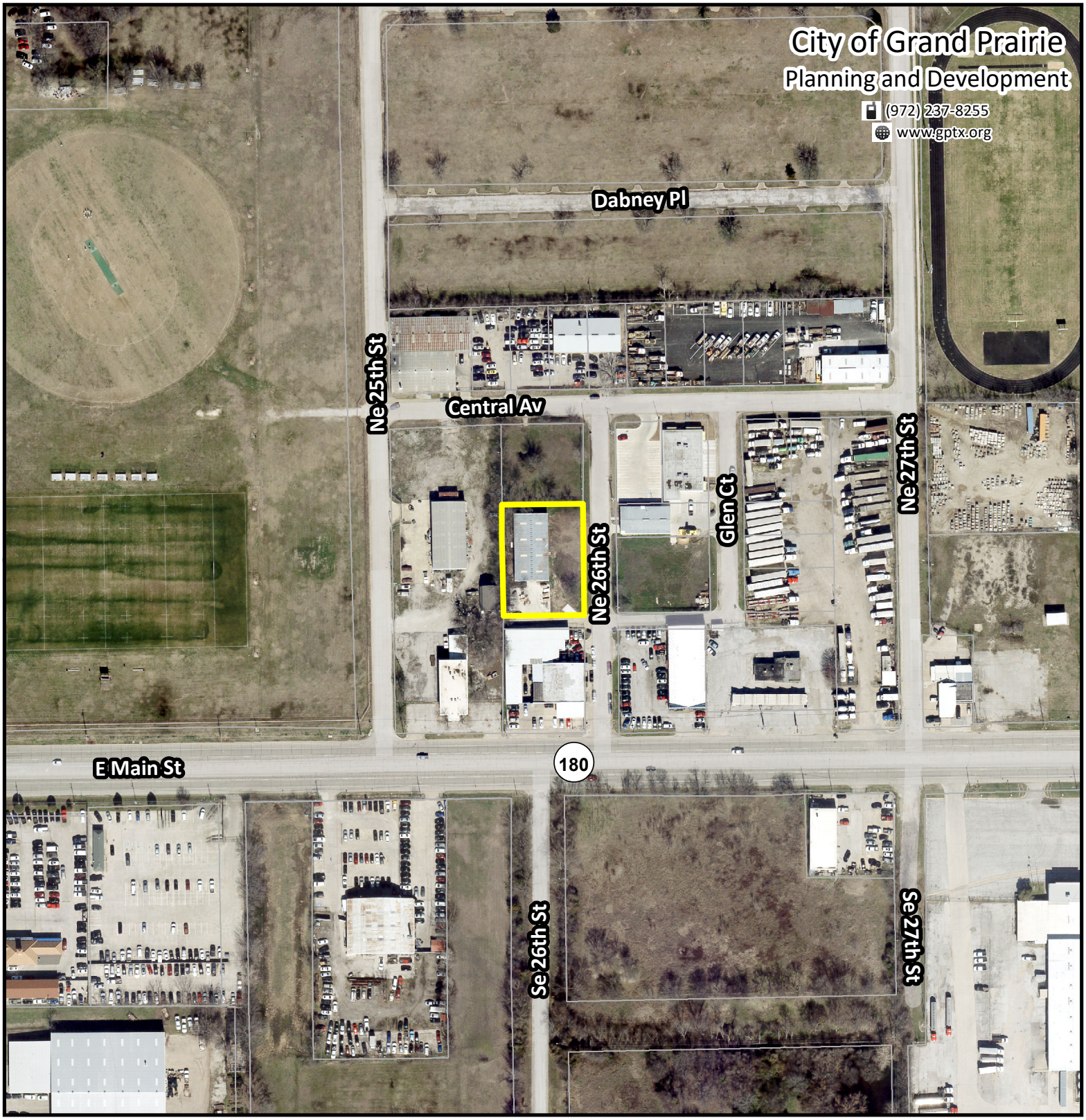
1. Approval of this Specific Use Permit shall authorize the operation of no more than one used automobile dealership at this location. The establishment or operation of any additional automobile dealership on the property shall require an amendment to the Specific Use Permit, at which time the proposed operations and the capacity of the site to accommodate multiple dealerships shall be evaluated.
2. The five parking spaces designated for employee/customer parking shall remain available for parking and shall not be used for vehicle inventory or storage. All parking spaces shall be non-stacked in compliance with Section 10.7.1 of the UDC.
3. No vehicles for inventory shall be parked or stored in the public Right-of-Way.
4. Operations shall comply with and remain consistent with Exhibit C – Operational Plan.
5. The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.
6. The applicant shall provide proof of garbage services to the Public Health and Environmental Quality Department (PHEQ) prior to issuance of the Certificate of Occupancy (CO).
7. All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.

ATTACHMENTS / SUPPORTING DOCUMENTS:

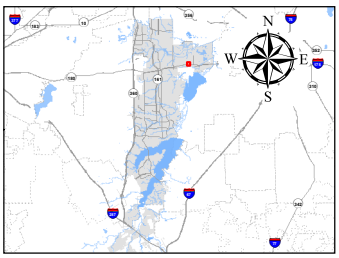
1. Exhibit A – Boundary Description
2. Exhibit B – Site Plan
3. Exhibit C – Operational Plan

CASE LOCATION MAP
SUP-26-
125 NE

Item7.



Location
Street Center Line
Parcels

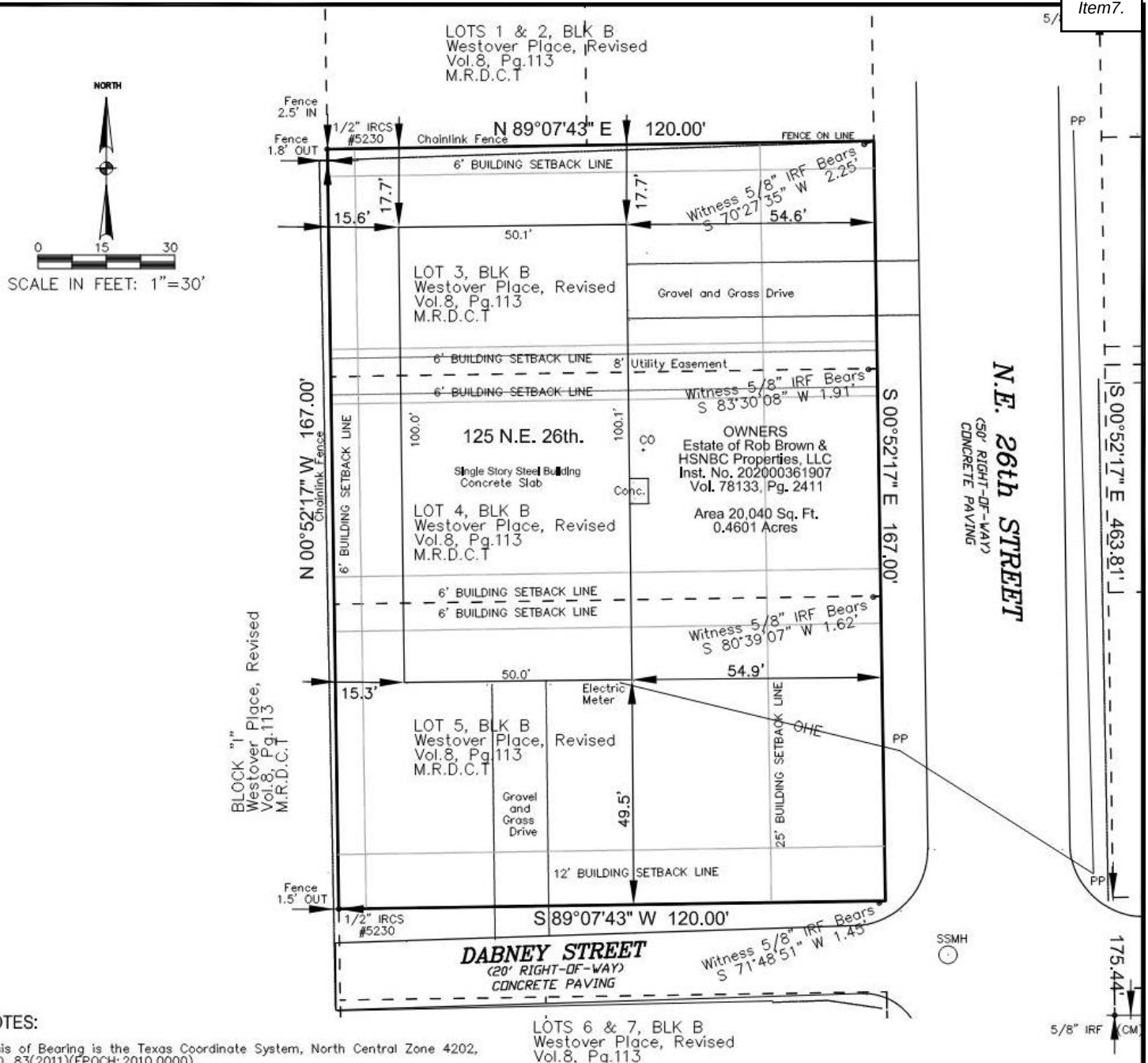


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GRand PRaiRie TEXAS
PLANNING
Date: 9/10/2026

74

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.



NOTES:

Basis of Bearing is the Texas Coordinate System, North Central Zone 4202, NAD_83(2011)(EPOCH: 2010.0000)
Controlling Monuments are labeled (C.M.)

According to FEMA Firm Panel Map No. 48113C0315L, for Incorporated areas of Dallas County Texas, Effective Date: March 21st, 2019, by graphical plotting the subject property appears to be situated within FEMA ZONE (X); defined as areas outside The 100- Year Floodplain.

Based on Title Policy by Westcor Land Title Insurance Company, G.F. No. 22-359-NH; issued date May 26, 2022, the Schedule B items addressed as shown hereon,

To: Westcor Land Title Insurance Company;

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A Condition 2 Land Title Survey.

Date: 06/14/2022

I, Colin J. Henry, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that on this date I have prepared this plat from an actual on the ground survey performed under my supervision, and that the corner monuments were placed as shown hereon.

Colin J. Henry

Colin J. Henry
Registered Professional Land Surveyor
State of Texas No. 5230
7073 Arboreal Drive,
Dallas, TX 75231-7315
214-340-0793

STATE OF TEXAS
REGISTERED
COLIN J. HENRY
5230
PROFESSIONAL
LAND SURVEYOR

LEGAL DESCRIPTION:

BEING all of Lots 3, 4, & 5, Block B, of Westover Place, Revised an addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 113, Map Records of Dallas County, Texas, and being all of that land described to the Estate of Rob Brown and HSNBC Properties, LLC as recorded Clerk's File Number 202000361907, Volume 78133, Page 2411, Official Public Records of Dallas County, Texas.

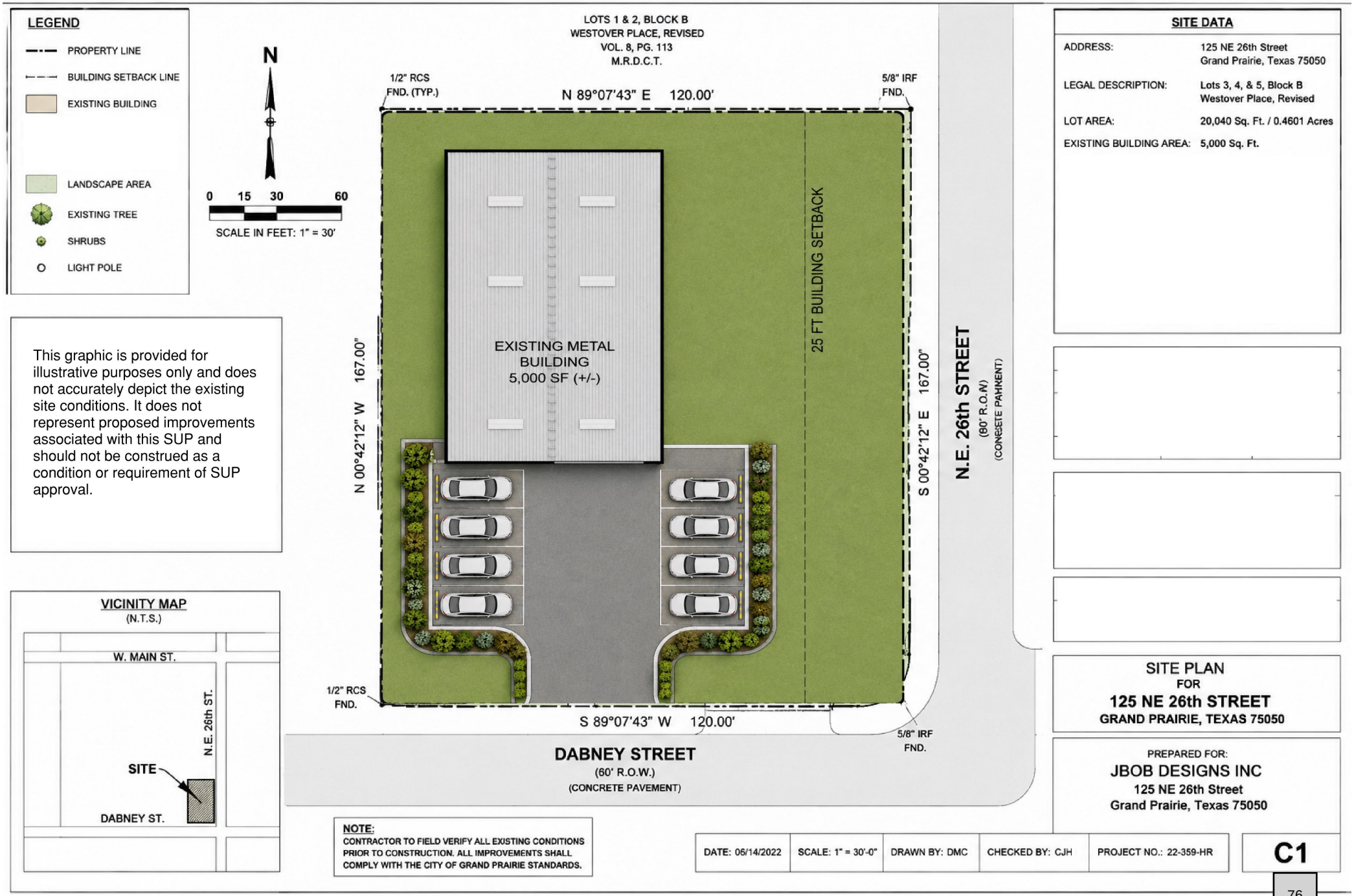
LAND TITLE SURVEY

of

125 NE 26th Street
Lots 3, 4, & 5, Block B
WESTOVER PLACE, REVISED
JOSEPH GRAHAM SURVEY,
ABSTRACT NO. 0506
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

SCALE: 1" = 30' DATE: June 14, 2022

PREPARED BY: DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594



This graphic is provided for illustrative purposes only and does not accurately depict the existing site conditions. It does not represent proposed improvements associated with this SUP and should not be construed as a condition or requirement of SUP approval.

NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF GRAND PRAIRIE STANDARDS.

SITE DATA

ADDRESS:	125 NE 26th Street Grand Prairie, Texas 75050
LEGAL DESCRIPTION:	Lots 3, 4, & 5, Block B Westover Place, Revised
LOT AREA:	20,040 Sq. Ft. / 0.4601 Acres
EXISTING BUILDING AREA:	5,000 Sq. Ft.

SITE PLAN
FOR
125 NE 26th STREET
GRAND PRAIRIE, TEXAS 75050

PREPARED FOR:
JBOB DESIGNS INC
125 NE 26th Street
Grand Prairie, Texas 75050

DATE: 06/14/2022	SCALE: 1" = 30'-0"	DRAWN BY: DMC	CHECKED BY: CJH	PROJECT NO.: 22-359-HR	C1

PROJECT NARRATIVE AND OPERATIONAL PLAN

Applicant: JBob's Auto Sales

Property Address: 125 NE 26th Street, Grand Prairie, Texas 75050

Existing Use: Awards, Trophies, & Displays Manufacturer – JBob's Designs, Inc.

Proposed Additional Use: Non-Franchise Retail Used Automobile Sales – JBob's Auto Sales

PROJECT NARRATIVE

JBob's Auto Sales respectfully requests approval of a Specific Use Permit (SUP) to operate a small, non-franchise retail used automobile dealership at 125 NE 26th Street, Grand Prairie, Texas 75050.

The property is currently occupied and operated by JBob's Designs, Inc., an existing Awards, Trophies, & Displays Manufacturer. The existing JBob's Designs business will continue to operate at the property. It is not being discontinued or replaced.

JBob's Auto Sales is proposed as an additional business use at the same property. A designated portion of the existing building will be used for sales and administrative office functions associated with JBob's Auto Sales. The remainder of the building will continue to be used for JBob's Designs manufacturing.

No building expansion or structural modifications are proposed as part of the automobile sales use. Existing site access, utilities, and improvements will continue to serve the property.

The dealership will maintain a maximum inventory of five (5) vehicles on-site at any one time. It will be limited to retail sales of pre-owned vehicles and related sales and administrative activities. No automotive repair, mechanical work, body work, painting, welding, detailing, dismantling, salvage, or vehicle make-ready activities will occur on the premises.

The limited operation is intended to coexist with the existing business while minimizing additional traffic, parking demand, noise, and other impacts.

OPERATIONAL PLAN

1. Existing Business

JBob's Designs, Inc. will continue its Awards, Trophies, & Displays Manufacturing operation at the property under the existing Certificate of Occupancy. JBob's Auto Sales is an additional use, not a replacement.

2. Automobile Sales Office

A designated portion of the existing building will be used for customer meetings, sales transactions, recordkeeping, licensing documentation, and related dealership administrative activities. The remaining building area will continue to serve JBob's Designs.

3. Vehicle Inventory

A maximum of five (5) vehicles will be maintained on-site at any one time. Vehicles for sale will occupy designated inventory spaces shown on the approved site plan and will not obstruct required parking, drive aisles, fire lanes, entrances, exits, or access to the existing business.

4. Customer and Employee Parking

Auto sales parking: one (1) employee space, two (2) customer spaces, and one (1) owner space.
Inventory: up to five (5) separate vehicle spaces; total allocation: nine (9) spaces.

5. Prohibited Automotive Activities

No automotive repair or mechanical work, body work or collision repair, painting, welding, detailing, dismantling, salvage operations, or vehicle make-ready activities will occur at the property.

6. Property and Vehicle Maintenance

The property and display areas will be kept clean, orderly, and professional. No inoperable, dismantled, or salvage vehicles will be stored as part of the auto sales operation.

7. Deliveries and Vehicle Movement

Vehicle deliveries and movement will be managed without obstructing public streets, driveways, fire lanes, or access to JBob’s Designs.

8. Signage

Any JBob’s Auto Sales signage will comply with applicable City of Grand Prairie requirements and any required permitting process.

9. Shared Property Operation

Both businesses will operate from the same property. The dealership will use a designated portion of the existing building for sales and administration; JBob’s Designs will continue using the remainder for manufacturing. Both uses will be managed to avoid interference with each other and adverse impacts on surrounding properties.

10. Operating Hours

JBob's Auto Sales will operate Monday through Saturday, 9:00 a.m. to 4:30 p.m.

11. Staffing

JBob's Auto Sales will have one (1) employee.

CONCLUSION

JBob’s Auto Sales proposes a small-scale additional commercial use while JBob’s Designs, Inc. continues its established manufacturing operation. With up to five inventory vehicles, designated indoor sales/administrative space, designated parking and inventory areas, and no automotive service or repair activities, the proposed use is intended to remain limited, orderly, and compatible with the existing business and surrounding area.

JBob’s Auto Sales respectfully requests approval of the Specific Use Permit.

CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 10/13/2026

PRESENTER: Erin Scherer, AICP, Planner

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

APPLICANT: Lauren Mansperger, Archall Architects

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

SUMMARY:

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

PURPOSE OF REQUEST:

The purpose of the request is to obtain approval of a Specific Use Permit and Site Plan. The applicant intends to construct a drive-through restaurant on 1.02 acres for White Castle. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP). Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District

The Specific Use Permit process provides for additional review of uses that may be appropriate within a zoning district, but due to their location or functional or operational characteristics, warrant further consideration. The process allows the City to evaluate compatibility with surrounding properties and consider conditions, when appropriate, to address site-specific development or operational considerations.

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

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-294	Restaurants/Retail Shopping
South	PD-424	Bass Pro Shop
West	PD-397	HWY 161/Undeveloped
East	PD-436	Top Golf

HISTORY:

- October 7, 2003: City Council approved a zone change from PD-28 and PD-29 to PD-294 for Mixed Use Planned Development for Multi-Family uses, General Retail uses, and Integrated Residential and Retail uses (Case No. Z030701).
- June 10, 2024: The Planning and Zoning Commission approved a final plat for the property (Case No. PLT-24-04-0021).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed development consists of a 2,523-square-foot White Castle restaurant with a 270-square-foot outdoor dining patio, and a dual-lane drive-through. The dining room will provide seating for 21 patrons, with an additional 10 seats provided on the outdoor patio. The building incorporates White Castle's signature tower elements and blue and orange branding and is subject to the architectural and site design requirements of Appendix F - Corridor Overlay District Standards of the Unified Development Code (UDC).

The restaurant is proposed to operate 24 hours a day, seven days a week. White Castle typically employs approximately 65 employees at a location, with approximately 10 employees working per shift. Deliveries will occur during off-peak hours.

Article 4 of the Unified Development Code (UDC) requires a Drive-Through Restaurant to provide a minimum of six stacking spaces for vehicle queuing prior to the ordering area or structure. The proposed Site Plan provides the required stacking capacity prior to the ordering area.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-294 and Article 6 of the Unified Development Code (UDC). The proposal meets the density and dimensional requirements, as noted in Table 4 below.

Table 2. Site Data Summary

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	44,431.20	Yes
Min. Lot Width (Ft.)	50	157	Yes
Min. Lot Depth (Ft.)	100	278	Yes

Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	10	10	Yes
Max. Height (Ft.)	25	20.5	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.06:1	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 11 parking spaces with permeable paving as a compensatory measure.

Table 3. Parking Summary

Standard	Allowed (Maximum)	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft. of designated dining and waiting areas, including outdoor dining areas)	9	28	Variance
50% of parking spaces above the maximum shall be of permeable materials	10	11	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). The table below summarizes the landscaping that is required and provided. The applicant is requesting two variances to the landscape requirements.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	4,443	4,510.5	Yes
Front Yard (75% of Required)	3,332	3,500	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	18	15	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	6	6	Yes
Parking Lot Trees (1 per 5 Spaces)	6	6	Yes
Pedestrian Walkway Trees (1 tree per 20 linear feet of Pedestrian Walkway)	3	0	Variance
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	89	144	Yes
Flowering and Colorful Plants (15%)	23	115 container gallons (25.8%)	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, storefront windows, stucco, stone, and metal canopies. The design uses changes in material, storefront windows, and control joints to break up blank walls.

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. Windows and Canopies Requirements

Standard	Required	Provided	Meets
West Facade	30%	29.4%	Variance
Total Length	50%	32%	Variance
Total Canopy	25%	43%	Yes

The applicant is proposing faux window grid design features as an architectural treatment associated with the requested glazing variance. These grids mimic the look and articulation of a window. The proposed faux window grid design features equal 12% of the total overall length of all facades.

Appendix F Checklist

Appendix F of the Unified Development Code (UDC) requires a minimum of 12 Menu Items, including minimum selections from the Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community categories. The table below lists the Menu Items included in the proposal. The proposal includes 12 Menu Items, as required.

Table 6. Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Permeable Surface (15% of parking lot)
Building Design	Materials Mix
Building Design	Stone Accent (Partial – 9.5%; no Menu item credit)
Building Design	Color Contrast
Building Design	Corner Treatment
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 (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)

VARIANCES:

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

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

3. Overall Windows – Variance to the requirement that windows account for 50% of the length of all four facades to allow the building to be constructed with windows that account for 32% of the length of all facades.
4. Street Facing Windows – Variance to the requirement that windows account for 30% of the area of street-facing facades to allow the building to be constructed with windows that account for 29.4% of the street-facing facades (West Facade).
5. Building Elevations – Variance to Appendix F requirement of a maximum of 20% of any building facade to have aluminum composite material (ACM)/polished metal accents to allow the west, north, and east facades to have ACM accents that exceed 20%.

    a. West Facade = 24.4% ACM
    b. North Facade = 38.4% ACM
    c. East Facade = 37.9% ACM

6. Color – Variance to Appendix F requirement that exterior colors be low reflectance, subtle, neutral, or earth tone colors and that high intensity, primary, black or fluorescent colors may only be used for accent areas, and those accent colors shall not exceed 10% of any single facade to allow the south facade to be constructed with 12.1%

PUBLIC NOTICE:

Staff published legal notice of this item in the Fort Worth Star Telegram and mailed letters to six (6) 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 proposed restaurant is consistent with this designation.
- The EPICenter Plan's IH-20 Corridor strategies support commercial activity and encourage uses that increase customer activity and complement existing commercial anchors. The proposed restaurant would add a complementary commercial use adjacent to existing anchors, including TopGolf.

Is the proposal compatible with its surroundings?

- The site fronts the SH 161 service road and is surrounded by commercial and retail uses, including restaurants, retail shopping, Bass Pro Shop, and TopGolf. Single-family and multi-family residential areas are located nearby but are not directly adjacent to the property.
- The EPICenter Plan identifies areas along SH 161 and IH 20 as part of a highway-oriented development context that prioritizes regional mobility and commercial activity. The proposed restaurant is consistent with the existing non-residential character surrounding the site.

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

- The surrounding area is characterized by retail, restaurant, entertainment, and other highway-oriented commercial development.
- The proposal would continue the established commercial development pattern along the SH 161/IH 20 area rather than introduce a new land-use type.

What development characteristics of the proposal should be considered?

- The restaurant would operate 24 hours a day and includes a dual-lane drive-through and outdoor dining patio. The Site Plan provides the required drive-through stacking capacity prior to the ordering area.
- The proposal includes variances to the maximum parking allowance, minimum landscape area, and several Appendix F building-design standards, including glazing, metal accents, and exterior color. These deviations are identified separately in the report for consideration as part of the SUP and Site Plan request.

CONSIDERATIONS FOR APPROVAL:

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

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

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

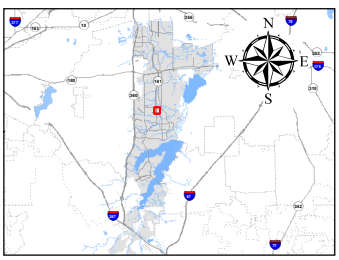
CASE LOCATION MAP
SUP-26-
3560 S H

Item8.



Location
Street Center Line
Parcels

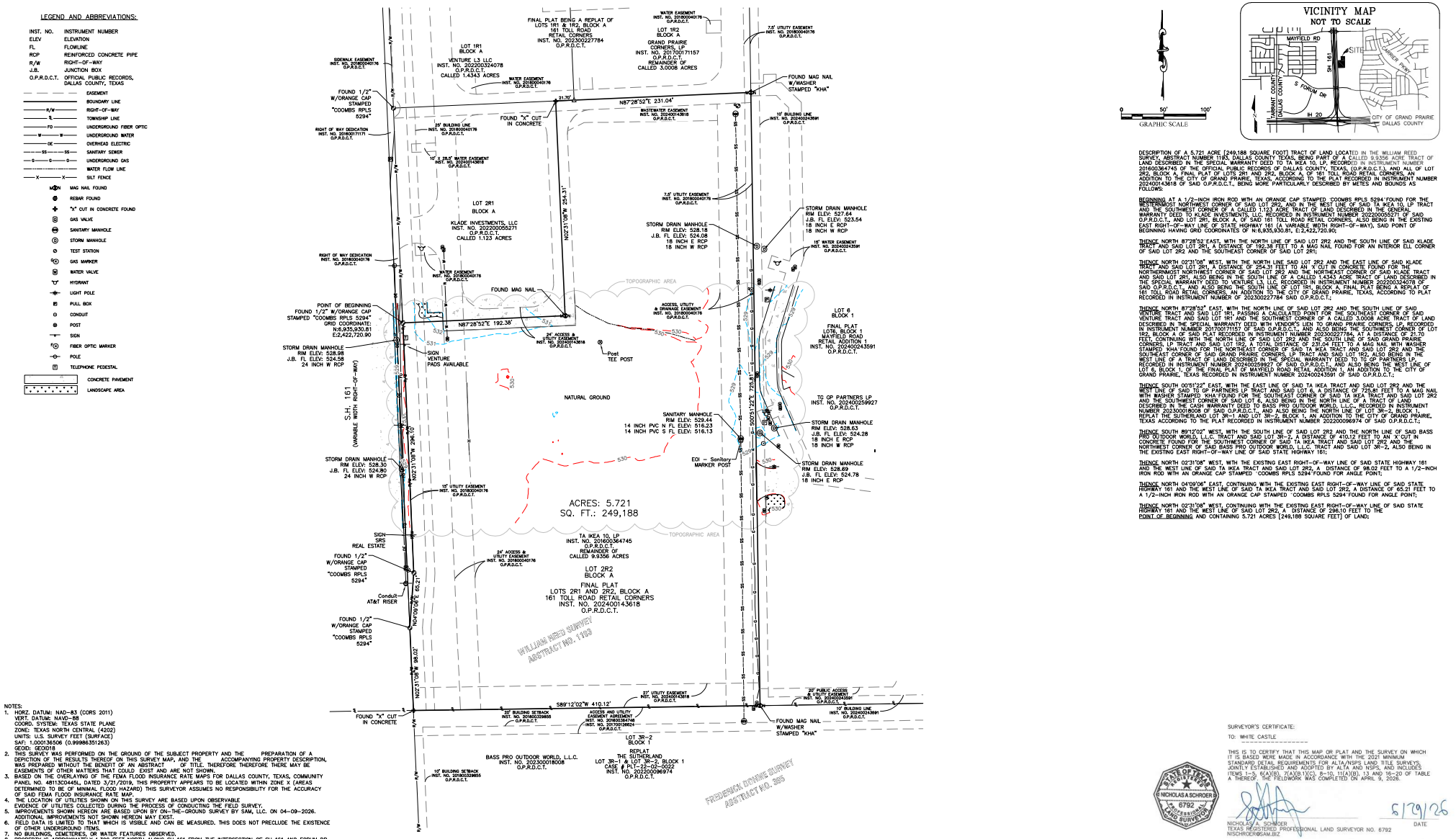
The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available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



0 0.1 Miles

GRand PRaiRie TEXAS
PLANNING
Date: 9/10/2026

Item8.



DESCRIPTION OF A 5.721 ACRE [249,188 SQUARE FOOT] TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NUMBER 1193, DALLAS COUNTY, TEXAS, BEING PART OF A CALLED 9.9356 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TA IKEA 10, LP, RECORDED IN INSTRUMENT NUMBER 201600364745 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALL OF LOT 2R2, BLOCK A, FINAL PLAT OF LOTS 2R1 AND 2R2, BLOCK A, OF 161 TOLL ROAD RETAIL CORNERS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202400143618 OF SAID O.P.R.D.C.T., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "COOMBS RPLS 5294" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 2R2, AND IN THE WEST LINE OF SAID TA IKEA 10, LP TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.123 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO KLADE INVESTMENTS, LLC, RECORDED IN INSTRUMENT NUMBER 20220005527 1 OF SAID O.P.R.D.C.T., AND LOT 2R1, BLOCK A, OF SAID 161 TOLL ROAD RETAIL CORNERS, ALSO BEING IN THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 161 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:6,935,930.81, E:2,422,720.90;

THENCE NORTH 87°28'52" EAST, WITH THE NORTH LINE OF SAID LOT 2R2 AND THE SOUTH LINE OF SAID KLADE TRACT AND SAID LOT 2R1, A DISTANCE OF 192.38 FEET, TO A MAG NAIL FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 2R2 AND THE SOUTHEAST CORNER OF SAID LOT 2R1;

THENCE NORTH 02°31'08" WEST, WITH THE NORTH LINE OF SAID LOT 2R2 AND THE EAST LINE OF SAID KLADE TRACT AND SAID LOT 2R1, A DISTANCE OF 254.31 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWESTMOST NORTHWEST CORNER OF SAID LOT 2R2 AND THE NORTHEAST CORNER OF SAID KLADE TRACT AND SAID LOT 2R1, ALSO BEING IN THE SOUTH LINE OF A CALLED 1.4343 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO VENTURE L3, LLC, RECORDED IN INSTRUMENT NUMBER 202200324078 OF SAID O.P.R.D.C.T., AND ALSO BEING THE SOUTH LINE OF LOT 1R1, BLOCK A, FINAL PLAT BEING A REPLAT OF 161 TOLL ROAD RETAIL CORNERS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO PLAT RECORDED IN INSTRUMENT NUMBER OF 202300227784 SAID O.P.R.D.C.T.;

THENCE NORTH 87°28'52" EAST, WITH THE NORTH LINE OF SAID LOT 2R2 AND THE SOUTH LINE OF SAID VENTURE TRACT AND SAID LOT 1R1, PASSING A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID VENTURE TRACT AND SAID LOT 1R1 AND THE SOUTHWEST CORNER OF A CALLED 3.0008 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO GRAND PRAIRIE CORNERS, LP, RECORDED IN INSTRUMENT NUMBER 20170071157 OF SAID O.P.R.D.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1R2 BLOCK A OF SAID PLAT RECORDED IN INSTRUMENT NUMBER 20230022778, A TOTAL DISTANCE OF 21.70 FEET, CONTINUING WITH THE NORTH LINE OF SAID LOT 2R2 AND THE SOUTH LINE OF SAID GRAND PRAIRIE CORNERS, LP TRACT AND SAID LOT 1R2, A TOTAL DISTANCE OF 231.04 FEET TO A MAG NAIL WITH WASHER STAMPED "KHA" FOUND FOR THE NORTHEAST CORNER OF SAID TA IKEA TRACT AND SAID LOT 2R2 AND THE SOUTHEAST CORNER OF SAID GRAND PRAIRIE CORNERS, LP TRACT AND SAID LOT 1R2, ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TG GP PARTNERS LP, RECORDED IN INSTRUMENT NUMBER 20240025927 5, O.P.R.D.C.T., AND ALSO BEING THE WEST LINE OF LOT 6, BLOCK 1, OF THE FINAL PLAT 1, OF MAYFIELD ROAD RETAIL ADDITION 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS RECORDED IN INSTRUMENT NUMBER 20240024359 1 OF SAID O.P.R.D.C.T.;

THENCE SOUTH 00°51'42" EAST, WITH THE EAST LINE OF SAID TA IKEA TRACT AND SAID LOT 2R2 AND THE WEST LINE OF SAID TG GP PARTNERS LP TRACT AND SAID LOT 6, A DISTANCE OF 725.81 FEET TO A MAG NAIL WITH WASHER STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF SAID TA IKEA TRACT AND SAID LOT 2R2 AND THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE CASH WARRANTY DEED TO BASS PRO OUTDOOR WORLD, L.L.C., RECORDED IN INSTRUMENT NUMBER 20230018008 OF SAID O.P.R.D.C.T., AND ALSO BEING THE NORTH LINE OF LOT 3R-2, BLOCK 1, REPLAT THE SUTHERLAND LOT 3R-1 AND LOT 3R-2, BLOCK 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202200096974 OF SAID O.P.R.D.C.T.;

THENCE SOUTH 89°12'02" WEST, WITH THE SOUTH LINE OF SAID LOT 2R2 AND THE NORTH LINE OF SAID BASS PRO OUTDOOR WORLD, L.L.C. TRACT AND SAID LOT 3R-2, A DISTANCE OF 410.12 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID TA IKEA TRACT AND SAID LOT 2R2 AND THE NORTHWEST CORNER OF SAID BASS PRO OUTDOOR WORLD, L.L.C. TRACT AND SAID LOT 3R-2, ALSO BEING IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 161;

THENCE NORTH 02°31'08" WEST, WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 161 AND THE WEST LINE OF SAID TA IKEA TRACT AND SAID LOT 2R2, A DISTANCE OF 98.02 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "COOMBS RPLS 5294" FOUND FOR ANGLE POINT;

THENCE NORTH 04°09'06" EAST, CONTINUING WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 161 AND THE WEST LINE OF SAID TA IKEA TRACT AND SAID LOT 2R2, A DISTANCE OF 65.21 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "COOMBS RPLS 5294" FOUND FOR ANGLE POINT;

THENCE NORTH 02°31'08" WEST, CONTINUING WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 161 AND THE WEST LINE OF SAID LOT 2R2, A DISTANCE OF 296.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.721 ACRES [249,188 SQUARE FEET] OF LAND;

NOTES:
1. HORZ. DATUM: NAD-83 (CORS 2011)
VERT. DATUM: NAVD-88
COORD. SYSTEM: TEXAS STATE PLANE
ZONE: TEXAS NORTH CENTRAL (4202)
UNITS: U.S. SURVEY FEET (SURFACE)
SAF: 1.000136506 (0.9998635 1263)
GEOID: GEO18
2. THIS SURVEY WAS PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP, AND THE ACCOMPANYING PROPERTY DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THEREFORE THERE MAY BE EASEMENTS OF OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, COMMUNITY PANEL NO. 48113C0445L, DATED 3/21/2019, THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
4. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON OBSERVABLE EVIDENCE OF UTILITIES COLLECTED DURING THE PROCESS OF CONDUCTING THE FIELD SURVEY.
5. IMPROVEMENTS SHOWN HEREON ARE BASED UPON BY ON-THE-GROUND SURVEY BY SAM, LLC. ON 04-09-2026.
6. ADDITIONAL IMPROVEMENTS NOT SHOWN HEREON MAY EXIST.
7. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND ITEMS.
8. NO BUILDINGS, CEMETERIES, OR WATER FEATURES OBSERVED.
8. PROPERTY IS APPROXIMATELY 1,300 FEET NORTH ALONG SH 161 FROM THE INTERSECTION OF SH 161 AND FORUM DR.

SURVEYOR'S CERTIFICATE:

TO: WHITE CASTLE

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 1-5, 6(A)(B), 7(A)(B1)(C), 8-10, 11(A)(B), 13 AND 16-20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 9, 2026.

STATE OF TEXAS
NICHOLAS A SCHROER
6792
REGISTERED PROFESSIONAL LAND SURVEYOR

NICHOLAS A. SCHROER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6792
NSCHROER@SAM.BIZ

5/29/26
DATE

SAM™
1341 W. Mockingbird Lane
Suite 400W
Dallas, TX 75247
Ofc: 214.631.7888
Fax: 214.631.7103
email: info@sam.biz
Texas Firm Registration No. 10064300

PROJECT: American Structurepoint Inc.
Grand Prairie ALTA

JOB NUMBER:	1026107772
DATE:	04-15-2026
SCALE:	1"=50'
SURVEYOR:	N. Schroer
TECHNICIAN:	E. Almanza
DRAWING:	ALTA
TRACT ID:	N/A
PARTYCHIEF:	G. Kirkhart
FIELDBOOKS:	46070

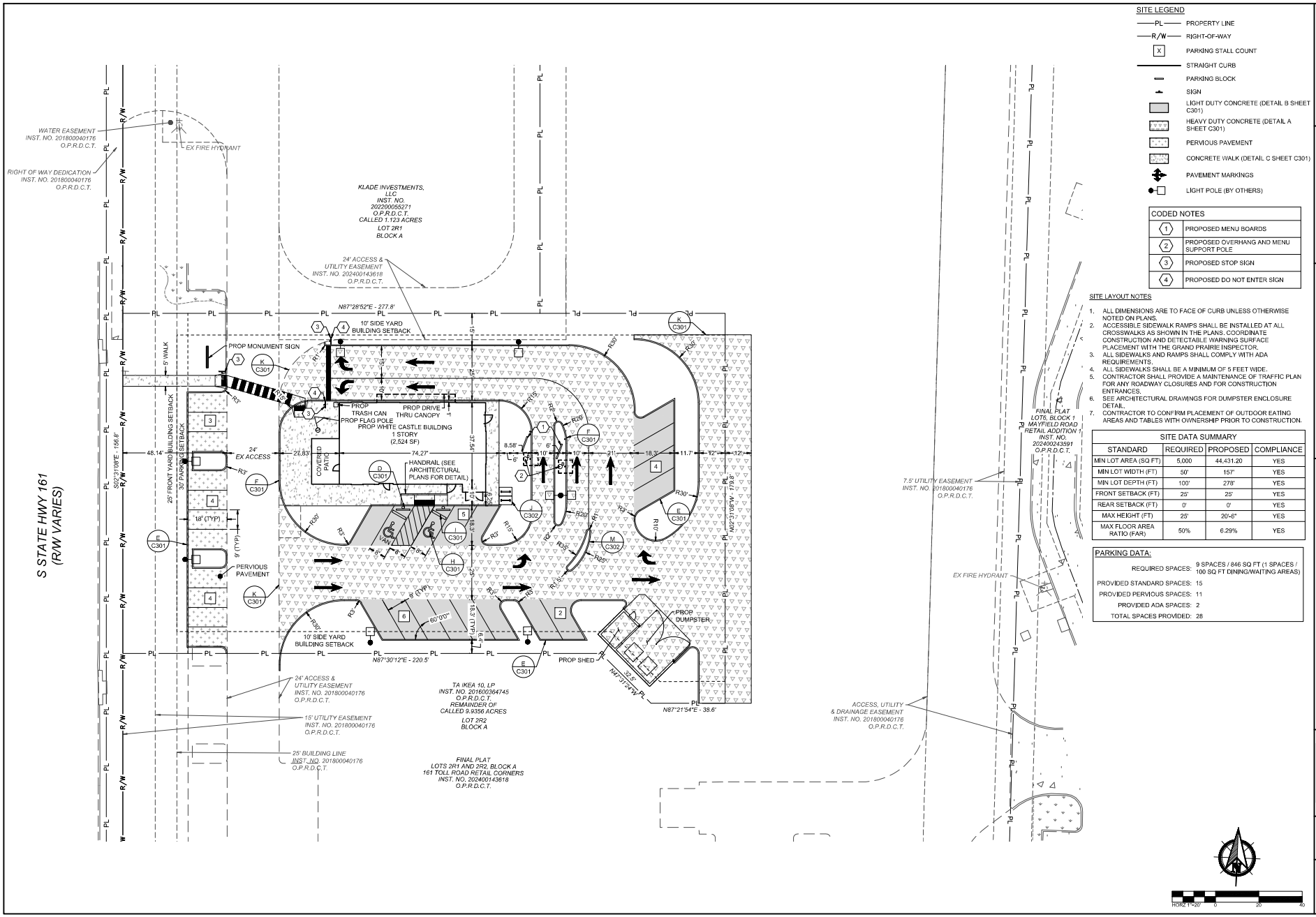
AMERICAN STRUCTUREPOINT INC.

ALTA/NSPS LAND TITLE SURVEY
LOT 2R2, BLOCK A OF THE FINAL PLAT 161 TOLL ROAD RETAIL CORNERS
LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SHEET 1
OF 1

PATH:\SAM\NCI\DAL\PROJECTS\1026107772\100SURVEY\03EXHIBITS\ALTA\1026107772_ASP_GRAND PRAIRIE WHITE CASTLE_ALTA (1.000136506LDWG

Item8.



SITE LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- X — PARKING STALL COUNT
- STRAIGHT CURB
- PARKING BLOCK
- SIGN
- LIGHT DUTY CONCRETE (DETAIL B SHEET C301)
- HEAVY DUTY CONCRETE (DETAIL A SHEET C301)
- PERVIOUS PAVEMENT
- CONCRETE WALK (DETAIL C SHEET C301)
- PAVEMENT MARKINGS
- LIGHT POLE (BY OTHERS)

CODED NOTES	
1	PROPOSED MENU BOARDS
2	PROPOSED OVERHANG AND MENU SUPPORT POLE
3	PROPOSED STOP SIGN
4	PROPOSED DO NOT ENTER SIGN

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
2. ACCESSIBLE SIDEWALK RAMPS SHALL BE INSTALLED AT ALL CROSSWALKS AS SHOWN IN THE PLANS. COORDINATE CONSTRUCTION AND DETECTABLE WARNING SURFACE PLACEMENT WITH THE GRAND PRAIRIE INSPECTOR.
3. ALL SIDEWALKS AND RAMPS SHALL COMPLY WITH ADA REQUIREMENTS.
4. ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE.
5. CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR ANY ROADWAY CLOSURES AND FOR CONSTRUCTION ENTRANCES.
6. SEE ARCHITECTURAL DRAWINGS FOR DUMPSTER ENCLOSURE DETAIL.
7. CONTRACTOR TO CONFIRM PLACEMENT OF OUTDOOR EATING AREAS AND TABLES WITH OWNERSHIP PRIOR TO CONSTRUCTION.

SITE DATA SUMMARY			
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA (SQ FT)	5,000	44,431.20	YES
MIN LOT WIDTH (FT)	50'	157'	YES
MIN LOT DEPTH (FT)	100'	278'	YES
FRONT SETBACK (FT)	25'	25'	YES
REAR SETBACK (FT)	0'	0'	YES
MAX HEIGHT (FT)	25'	20'-6"	YES
MAX FLOOR AREA RATIO (FAR)	50%	6.29%	YES

PARKING DATA:

REQUIRED SPACES:	9 SPACES / 846 SQ FT (1 SPACES / 100 SQ FT DINING/WAITING AREAS)
PROVIDED STANDARD SPACES:	15
PROVIDED PERVIOUS SPACES:	11
PROVIDED ADA SPACES:	2
TOTAL SPACES PROVIDED:	28

HORZ 1"=20'

White Castle

AMERICAN STRUCTUREPOINT INC.
8310 Hawkins Crossing Road, Suite 105 | Round Rock, TX 78681
TEL: 512.844.6057 | FAX: 614.461.2268
www.structurepoint.com

CONSTRUCTION DOCUMENTS FOR
WHITE CASTLE
GRAND PRAIRIE DALLAS COUNTY, TEXAS
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

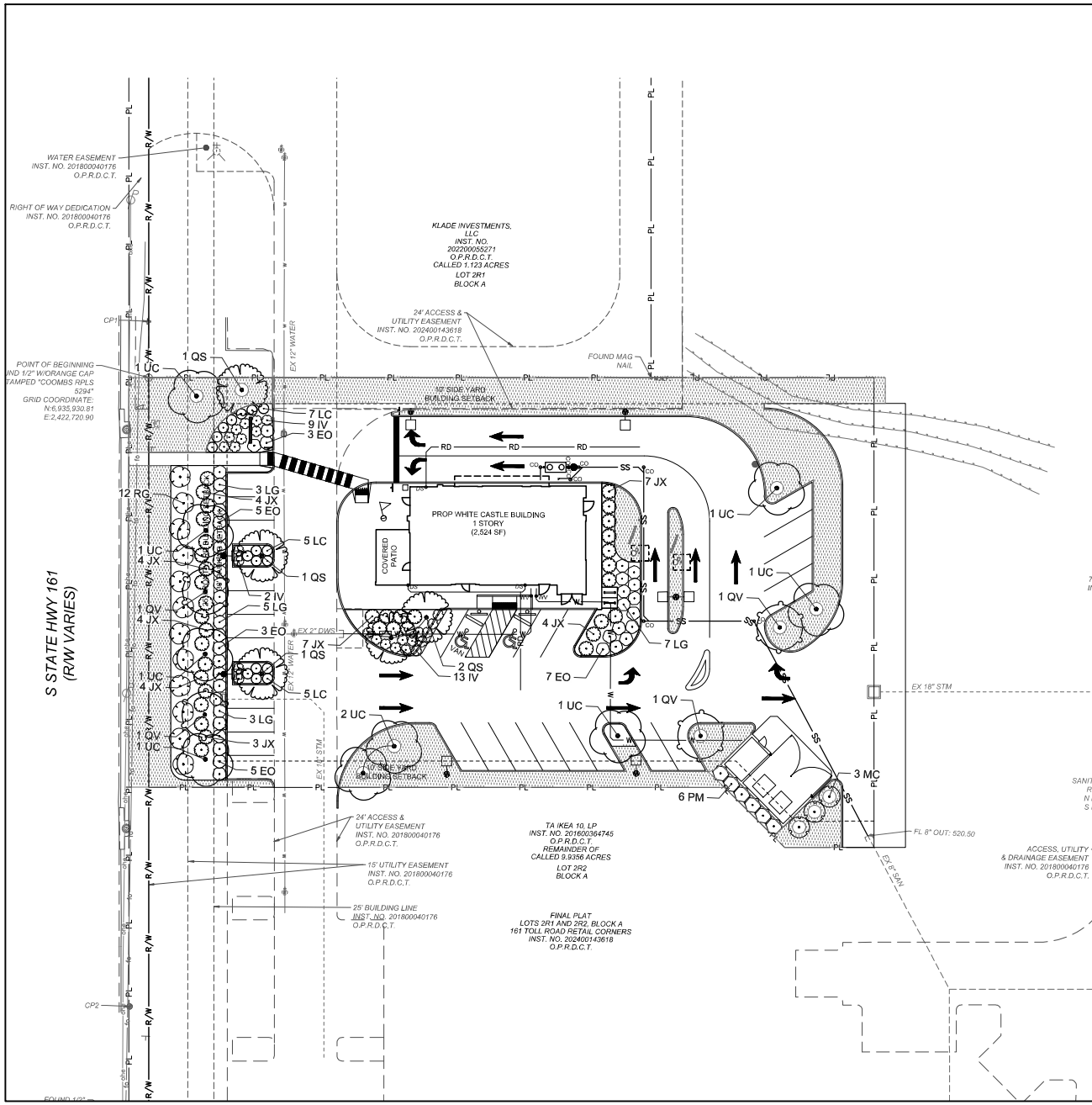
CASE NUMBER: SUP--26-08-0021

DATE:	08/25/2026
DRAWN BY:	LAG
CHECKED BY:	JJK
JOB NUMBER:	2026.00033

C300

PLOT SCALE: 1:1 EDIT DATE: 9/18/26 - 1:19 PM EDITED BY: EBELINK DRAWING FILE: O:\2026\00033\S\0_DRAWINGS\CIVIL CONSTRUCTION DOCUMENTS\C029_00033_SP.DWG

Item8.



LANDSCAPE & SCREENING REQUIREMENTS			
Standard	Required	Proposed	Meets
Landscape Area 10% (sq ft.)	4,443 sq ft.	4,510.5 sq ft.	YES
Front Yard: 75% of required landscape in Front Yard	3,332 sq ft.	3,500 sq ft.	YES
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	18	15	VARIANCE (See Pedestrian Walkways Requirement)
Street & Buffer Trees (1 per 500 sq ft. of required landscaped area)	6	6	YES
Parking Island Trees (1 per every 5 spaces)	28 / 5 = 5.6	6	YES
Pedestrian Walkways (1 per 20 LNFT)	55 / 20 = 2.75	0	VARIANCE
Shrubs (1 5-gal shrub per 50 sq ft. of required landscape	4,443 / 50 = 88.86	144 shrubs	YES
Flowering / Colorful Plantings 15% of required shrubs)	23 / 88.86	268 OR 25.8% flowering / colorful	YES
30% Canopy Coverage Over the Parking Area within 10 Yrs of Planting	30%	36%	YES

LANDSCAPE REQUIREMENTS TABLE	
ARTICLE 8	LANDSCAPE AND SCREENING REQUIREMENTS
8.3.1.2	NON-RESIDENTIAL LANDSCAPING
A minimum of 75% of all required landscape area shall be located in the front yard between the building line and the front of the property line. For lots with multiple street frontages, a minimum of 75% of all required landscape shall be located in the yard adjacent to the street with the greatest pavement width.	
REQUIRED:	4,443 X .75 = 3,332 SQFT within the Front
PROVIDED:	3,500 Square Feet within the Front
8.5.?	LANDSCAPE REQUIRED BY ZONING DISTRICTS
Construction projects subject to this section shall provide landscape areas from 4% - 10% of the total site plan as specified by the Concept Plan, Planned Development and/or Site Plan.	
REQUIRED PERCENTAGE:	10%
TOTAL SITE PLAN SQFT:	44,430
ORIGINAL REQUIRED SQFT OF LANDSCAPE AREA:	4,443
TOTAL REQUIRED LANDSCAPE AREA: 4,443	
8.7.2	PLANTING MATERIALS
8.7.2.1	TREES
For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three-inch caliper or larger is required.	
TREES REQUIRED: 4,579 / 500 = 9.2	TREES PROVIDED: 18
Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials.	
PROVIDED:	YES
SHRUBS: In order to meet the landscaping requirement, shrubs shall be a minimum five-gallon container size and meet the standards of the American Association of Nurserymen. For every 50 square feet, or fraction thereof, of required landscape area, one shrub a minimum of five gallons in size is required.	
REQUIRED LANDSCAPE AREA:	4,443 SQFT
SHRUBS REQUIRED:	4,443 / 50 = 88.86
SHRUBS PROVIDED:	122

REFERENCE NOTES

1. Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
2. In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
3. No substitutions of plant material will be allowed. If plants are shown to be unavailable, the contractor shall notify landscape architect prior to bid date in writing. All plants shall be inspected and tagged with project identification at nursery or contractor's operation prior to moving to job site. Plants may also be inspected and approved or rejected on the job site.
4. Mulch for trees in lawns shall be hardwood mulch. Mulch for planting beds containing trees, shrubs, ornamental grasses and herbaceous perennials shall be hardwood mulch. See specifications for mulch. See rock maintenance strip detail for rock mulching.
5. All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING
TREES						
QS	5	Quercus shumardii	Shumard Oak	B&B	3" Cal.	As shown
QV	4	Quercus virginiana	Southern Live Oak	B&B	3" Cal.	As shown
UC	9	Ulmus crassifolia	Cedar Elm	B&B	3" Cal.	As shown
DECIDUOUS SHRUBS						
EO	23	Eupatorium wrightii	White Mistflower	CONT	5 GAL	5` O.C.
IV	26	Ilex vomitoria	Yaupon Holly	CONT	5 GAL	4` O.C.
LC	17	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	CONT	5 GAL	4` O.C.
LG	19	Leucophyllum frutescens 'Green'	Desperado Texas Sage	CONT	5 GAL	5` O.C.
MC	3	Morella cerifera	Wax Myrtle	CONT	5 GAL	As Shown
RG	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT.	5 GAL	8' O.C.
EVERGREEN SHRUBS						
JX	37	Juniperus x 'Grey Owl'	Grey Owl Juniper	CONT.	5 GAL	5' O.C.
PM	6	Prunus caroliniana 'Monus'	Bright 'N Tight Carolina Cherry Laurel	CONT	5 GAL	6` O.C.

SEEDING SCHEDULE

	TURF GRASS SEED MIX See specifications for mixes and installation requirements.	10,437 sf

White Castle

AUSTIN STRUCTUREPOINT INC
810 Hesters Crossing Road, Suite 150 | Round Rock, TX 78681
TEL: 512.244.6057 | FAX: 814.861.2295
www.austinstructurepoint.com

CONSTRUCTION DOCUMENTS FOR
WHITE CASTLE
GRAND PRAIRIE, DALLAS COUNTY, TEXAS
LANDSCAPE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVED / NOT FOR CONSTRUCTION
IN SUBMITTING THIS PLAN FOR RELIANCE ON THE PLANNING AND ZONING COMMISSION ACTOR ASSUMES ALL RISKS AND ADDITIONAL COSTS RESPONSIBILITY DUE TO REQUIRED CHANGES BY THE OWNER OR GOVERNING AUTHORITIES HAVING JURISDICTION AND MAY BE OBLIGATED TO REVISE THE COURSE OF CONSTRUCTION.

CASE NUMBER: SUP--26-08-0021

DATE:	09/28/2026
DRAWN BY:	BPC
CHECKED BY:	LK
JOB NUMBER:	2026.00033

L100

PLOT SCALE: 1:1 EDIT DATE: 10/2/26 - 4:58 PM EDITED BY: PCOLVIN DRAWING FILE: N:\COLLEGE\PROJECTS\2026\00033\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2026.00033-LP-L100.DWG

EXTERIOR WALLS									
WALL	AREA	STUCCO	STONE	ACM	ACCENT COLOR	SOLID DOOR	GLAZING	WINDOW GRIDS
WEST	851 SF	262 SF = 30.8%	48 SF = 5.6%	208 SF = 24.4%**	83 SF = 9.8%	-	250 SF = 29.4%*	-
NORTH	1,388 SF	434 SF = 31.3%	118 SF = 8.5%	533 SF = 38.4%**	81 SF = 5.8%	-	154 SF = 11.1%	68 SF = 4.9%
EAST	813 SF	274 SF = 33.7%	69 SF = 8.5%	308 SF = 37.9%**	78 SF = 9.6%	50 SF = 6.1%	-	34 SF = 4.2%
SOUTH	1,360 SF	501 SF = 36.8%	183 SF = 13.5	147 SF = 10.8%	165 SF = 12.1%***	95 SF = 7%	167 SF = 12.3%	102 SF = 7.5%

GLAZING, AWNINGS, AND COMPENSATORY ITEMS			
STANDARD	REQUIRED	PROVIDED	MEETS
PRIMARY FACADE (NORTH)	30%	27.6%	NON-COMPLIANT*
TOTAL LENGTH	50% (232'-7" / 2 = 116'-3 1/2")	32% (74'- 5")	NON-COMPLIANT*
FAUX WINDOW GRIDS*	4'-6" x 6 = 27'	12% (27')	ADD*
CANOPY	25% (232'-7" / 4 = 58'-1 3/4")	43% (101'-11")	COMPLIES

* APPENDIX F SECTION 7.8 WINDOWS - VARIANCE REQUESTED. NON-COMPLIANT GLAZING ON PRIMARY FACADE AND FOR THE TOTAL OVERALL LENGTH. THE FAUX WINDOW GRID DESIGN FEATURES ARE PROPOSED TO SUPPLEMENT GLAZING DUE TO KITCHEN CONSTRAINTS.

**APPENDIX F SECTION 7.2.A ACCENT MATERIALS AND MATERIAL SUBSTITUTIONS - VARIANCE REQUESTED. WHITE CASTLE BRAND STANDARD ACM/POLISHED METAL ACCENT ACCOUNTS FOR MORE THAN THE 20% ALLOWABLE ACCENT MATERIAL.

***APPENDIX F SECTION 7.2.C ACCENT MATERIALS AND MATERIAL SUBSTITUTIONS - CARIANCE REQUESTED. WHITE CASTLE BRAND STANDARD ACCENT PAINT COLORS EXCEED THE 10% ALLOWABLE ON ONE FACADE.

CODED NOTES (#) — BUILDING ELEVATIONS

1. WALL PACK MOUNTED AT 11'-11" A.F.F. SEE ELECTRICAL DRAWINGS FOR DETAILS.
2. EXTERIOR WALL SCONCE MOUNTED AT 6'-1" A.F.F. SEE ELECTRICAL DRAWINGS FOR DETAILS.
3. FREEZE PROOF WALL HYDRANT MOUNTED AT 18" A.F.F. SEE PLUMBING DRAWINGS FOR DETAILS.
4. OVERFLOW DRAIN DOWNSPOUT NOZZLE MOUNTED 3" ABOVE SIDEWALK. SEE DETAIL 5/A3.22 AND PLUMBING DRAWINGS FOR DETAILS.
5. GAS METER CONSULT WITH WC REP FOR FINISH COORDINATION IN THIS AREA. SEE PLUMBING DRAWINGS FOR DETAILS.
6. RAILING. SEE WALL SECTIONS FOR DETAILS.
7. CANOPY SEE SCHEDULE FOR SIZES.
8. RTU FULLY SCREENED BEHIND PARAPET.
9. EXTERIOR EMERGENCY WALL PACK LIGHT. SEE ELEVATION FOR MOUNTING HEIGHT.
10. BLDG ADDRESS, MIN. 12" LETTERS W/ 2" STROKE.
11. SIGN UNDER A SEPERATE PERMIT.

GENERAL NOTES — BUILDING ELEVATIONS

A. REFER TO EXPANDED SYMBOL LEGEND FOR ADDITIONAL INFORMATION ON THE INDEX SHEET.

B. PARAPET DIMENSIONS ARE FROM FINISH TO FINISH

C. 3.4 LB. SQ/YD CORROSION RESISTANT WIRE LATH IS TO BE APPLIED DIRECTLY OVER EPS INSULATION. LATH IS TO BE INSTALLED HORIZONTALLY.

D. OVERLAP THE LATH A MINIMUM OF 6" ON THE VERTICAL SEAMS AND A MINIMUM OF 2" ON THE HORIZONTAL SEAMS. WIRE LATH ATTACHMENT: 2 1/2" x 10# CORROSION RESISTANT, SELF TAPPING, WAFER OR PANCAKE HEAD SCREWS WITH MINIMUM 5/16" DIAMETER HEAD INSTALLED 6" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY INTO FRAMING MEMBERS.

E. A SCRATCH COAT IS TO BE APPLIED OVER THE LATH FOLLOWED BY A SETTING BED PER MANUFACTURER'S INSTRUCTIONS.

F. AWNINGS OVER DOORS SHALL NOT INTERFERE WITH FREE SWING OF DOORS. AWNINGS SHALL BE CENTERED OVER DOORS AND WINDOWS.

BUILDING ELEVATIONS

P-5 — PAINT - STEEL
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: EXT. LATEX PAINT
COLOR: SW 6258 TRICORN BLACK (LRV 2.45)

P-6 — PAINT - METAL ROOF COPING
MANUFACTURER: DUNN EDWARDS
PRODUCT: EXT. LATEX PAINT
COLOR: #DEW360 WARM WHITE (LRV 86)
NOTE: ALSO APPLIES TO TOP OF WALL ACCENT STRIP

P-7 — ALUM. FRAME FAUX WINDOW ACCENT
PRODUCT: TUBULAR ALUM FAUX WINDOW GRATE
COLOR: SHERWIN WILLIAMS. SW 6258 TRICORN BLACK
NOTE: FURNISHED BY OWNER, INSTALLED BY CONTRACTOR

P-8 — PAINT - EXTERIOR DOOR
MANUFACTURER: SHERWIN WILLIAMS/FACTORY PAINTED
PRODUCT: EXT. LATEX PAINT
COLOR: #SW7012 CREAMY (LRV 81)

ST-1 — STONE VENEER/ STONE WATER TABLE, STONE SILL
MANUFACTURER: PROVIA
PRODUCT: PROVIA EDGE CUT STONE/ RACKED JOINTS
COLOR: POLAR WHITE GROUT: RICH COLOR/WHITE SAND
STYLE: 1/3 RUNNING BOND

ST-3 — CAPSTONE
PRODUCT: PRECAST CONCRETE CAPSTONE
COLOR: WHITE

W-3 — STUCCO
MANUFACTURER:
PRODUCT:
COLOR: SHERWIN WILLIAMS SW7006 EXTRA WHITE (LRV 86)
STYLE:
VENDOR:
NOTE:

W-4 — STUCCO-PAINT / ACCENT BAND
MANUFACTURER: DRYVIT
PRODUCT: EXTERIOR LATEX PAINT
COLOR: INTERGRAL PANTONE 144C (LRV 38)
STYLE: FINE TEXTRURE EIFS
VENDOR: DRYVIT / SHERWIN WILLIAMS
NOTE: RPOVIDE EIFS CONTROL JOINT AS RECOMMENDED BY MANUFACTURER

W-5 — STUCCO-PAINT / ACCENT BAND
MANUFACTURER: DRYVIT
PRODUCT: EXTERIOR LATEX PAINT
COLOR: INTEGRAL PANTONE 286CST (LRV-4)
STYLE: FINE TEXTRURE EIFS
VENDOR: DRYVIT / SHERWIN WILLIAMS
NOTE: RPOVIDE EIFS CONTROL JOINT AS RECOMMENDED BY MANUFACTURER

ACM-1 — ALUMINUM COMPOSITE METAL
MANUFACTURER: ALPOLIC
PRODUCT: ALPOLIC/PE
COLOR: #AL
STYLE: STAINLESS
SIZE: 48" X 96"

ACM-2 — ALUMINUM COMPOSITE METAL
MANUFACTURER: ALPOLIC
PRODUCT: ALPOLIC/PE
COLOR: BLK BLACK
STYLE: STAINLESS
SIZE: 48" X 96"



WEST
2 BUILDING ELEVATION
SCALE 1/4" = 1'-0"



SOUTH
1 BUILDING ELEVATION
SCALE 1/4" = 1'-0"

CLIENT: White Castle
CIVIL: AMERICAN STRUCTUREPOINT INC.
STRUCTURE: Jezerinac Geers Structural Engineering
MME: EM ENGINEERINGGROUP
SUPERSTRUCTURE:

WC - GRAND PRAIRIE
NEW BUILD
LOT 2 LOT 2 S. STATE HWY 161
GRAND PRAIRIE, TX 75052

DRAWING SET — ©2026 archall architects llc

■	2026 | 08 | 17	preliminary
■	2026 | 09 | 16	check set
□		bid
□		permit
□		construction

REVISIONS

SEAL: NOT FOR CONSTRUCTION

archall architects
CASE NUMBER: SUP--26-08-0021
PROJECT NUMBER: 025289
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A4.10

PRINT DATE: 9/16/2026 4:46:43 PM Autodesk Docs://025289 - WC Grand Prairie/025289_WC Grand Prairie_Hybrid_central.rvt

CODED NOTES (#) — BUILDING ELEVATIONS

1. WALL PACK MOUNTED AT 11'-11" A.F.F. SEE ELECTRICAL DRAWINGS FOR DETAILS.
2. EXTERIOR WALL SCONCE MOUNTED AT 6'-1" A.F.F. SEE ELECTRICAL DRAWINGS FOR DETAILS.
3. FREEZE PROOF WALL HYDRANT MOUNTED AT 18" A.F.F. SEE PLUMBING DRAWINGS FOR DETAILS.
4. OVERFLOW DRAIN DOWNSPOUT NOZZLE MOUNTED 3" ABOVE SIDEWALK, SEE DETAIL 5/A3.22 AND PLUMBING DRAWINGS FOR DETAILS.
5. GAS METER CONSULT WITH WC REP FOR FINISH COORDINATION IN THIS AREA, SEE PLUMBING DRAWINGS FOR DETAILS.
6. RAILING. SEE WALL SECTIONS FOR DETAILS.
7. CANOPY SEE SCHEDULE FOR SIZES.
8. RTU FULLY SCREENED BEHIND PARAPET.
9. EXTERIOR EMERGENCY WALL PACK LIGHT. SEE ELEVATION FOR MOUNTING HEIGHT.
10. BLDG ADDRESS, MIN. 12" LETTERS W/ 2" STROKE.
11. SIGN UNDER A SEPERATE PERMIT.

GENERAL NOTES — BUILDING ELEVATIONS

A. REFER TO EXPANDED SYMBOL LEGEND FOR ADDITIONAL INFORMATION ON THE INDEX SHEET.

B. PARAPET DIMENSIONS ARE FROM FINISH TO FINISH

C. 3.4 LB. SQ/YD CORROSION RESISTANT WIRE LATH IS TO BE APPLIED DIRECTLY OVER EPS INSULATION. LATH IS TO BE INSTALLED HORIZONTALLY.

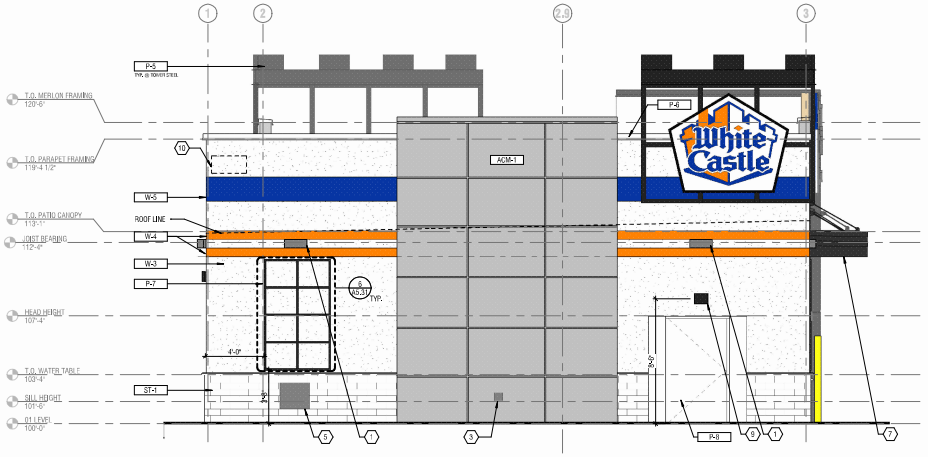
D. OVERLAP THE LATH A MINIMUM OF 6" ON THE VERTICAL SEAMS AND A MINIMUM OF 2" ON THE HORIZONTAL SEAMS. WIRE LATH ATTACHMENT: 2 1/2" x 10# CORROSION RESISTANT, SELF TAPPING, WAFER OR PANCAKE HEAD SCREWS WITH MINIMUM 5/16" DIAMETER HEAD INSTALLED 6" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY INTO FRAMING MEMBERS.

E. A SCRATCH COAT IS TO BE APPLIED OVER THE LATH FOLLOWED BY A SETTING BED PER MANUFACTURER'S INSTRUCTIONS.

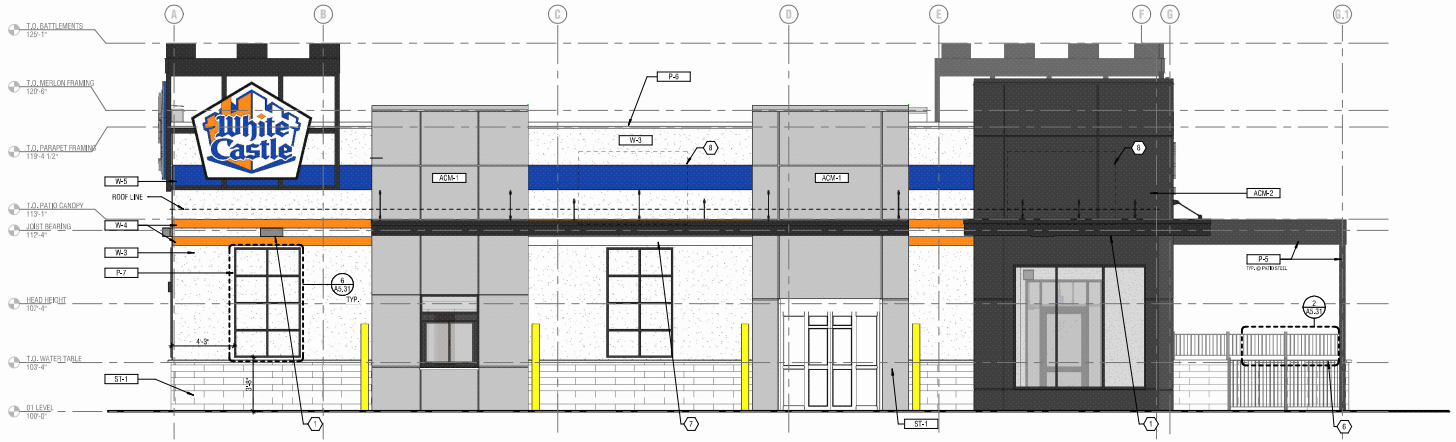
F. AWNINGS OVER DOORS SHALL NOT INTERFERE WITH FREE SWING OF DOORS. AWNINGS SHALL BE CENTERED OVER DOORS AND WINDOWS.

BUILDING ELEVATIONS

- P-3 — **PAINT - STEEL** — MANUFACTURER: SHERWIN WILLIAMS; PRODUCT: EXT. LATEX PAINT; COLOR: SW 6258 TRICORN BLACK (LRV 2.45)
- P-6 — **PAINT - METAL ROOF COPING** — MANUFACTURER: DUNN EDWARDS; PRODUCT: EXT. LATEX PAINT; COLOR: #DEW360 WARM WHITE (LRV 86); NOTE: ALSO APPLIES TO TOP OF WALL ACCENT STRIP
- P-7 — **ALUM. FRAME FAUX WINDOW ACCENT** — PRODUCT: TUBULAR ALUM FAUX WINDOW GRATE; COLOR: SHERWIN WILLIAMS, SW 6258 TRICORN BLACK; NOTE: FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
- P-8 — **PAINT - EXTERIOR DOOR** — MANUFACTURER: SHERWIN WILLIAMS/FACTORY PAINTED; PRODUCT: EXT. LATEX PAINT; COLOR: #SW7012 CREAMY (LRV 81)
- ST-1 — **STONE VENEER/ STONE WATER TABLE, STONE SILL** — MANUFACTURER: PROVIA; PRODUCT: PROVIA EDGE CUT STONE/ RACKED JOINTS; COLOR: POLAR WHITE GROUT: RICH COLOR/WHITE SAND; STYLE: 1/3 RUNNING BOND
- ST-3 — **CAPSTONE** — PRODUCT: PRECAST CONCRETE CAPSTONE; COLOR: WHITE
- W-3 — **STUCCO** — MANUFACTURER: ; PRODUCT: ; COLOR: SHERWIN WILLIAMS SW7006 EXTRA WHITE (LRV 86); STYLE: ; VENDOR: ; NOTE:
- W-4 — **STUCCO-PAINT / ACCENT BAND** — MANUFACTURER: DRYVIT; PRODUCT: EXTERIOR LATEX PAINT; COLOR: INTEGRAL PANTONE 144C (LRV 38); STYLE: FINE TEXTRURE EIFS; VENDOR: DRYVIT / SHERWIN WILLIAMS; NOTE: RPOVIDE EIFS CONTROL JOINT AS RECOMMENDED BY MANUFACTURER
- W-5 — **STUCCO-PAINT / ACCENT BAND** — MANUFACTURER: DRYVIT; PRODUCT: EXTERIOR LATEX PAINT; COLOR: INTEGRAL PANTONE 286CST (LRV=4); STYLE: FINE TEXTRURE EIFS; VENDOR: DRYVIT / SHERWIN WILLIAMS; NOTE: RPOVIDE EIFS CONTROL JOINT AS RECOMMENDED BY MANUFACTURER
- ACM-1 — **ALUMINUM COMPOSITE METAL** — MANUFACTURER: ALPOLIC; PRODUCT: ALPOLIC/PE; COLOR: 4H-L; STYLE: STAINLESS; SIZE: 48" X 96"
- ACM-2 — **ALUMINUM COMPOSITE METAL** — MANUFACTURER: ALPOLIC; PRODUCT: ALPOLIC/PE; COLOR: BLK BLACK; STYLE: STAINLESS; SIZE: 48" X 96"



EAST
2 BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



NORTH
1 BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

PRINT DATE: 9/16/2026 4:46:47 PM Autodesk Docs://025289 - WC Grand Prairie/025289_WC Grand Prairie_HybridL_central.rvt

CLIENT: White Castle
CM: AMERICAN STRUCTUREPOINT INC.
STRUCTURE: Jezerinac Geers Structural Engineering
MEP: EM ENGINEERING GROUP
SUPERSTRUCTURE:

WC - GRAND PRAIRIE
NEW BUILD
LOT 2 LOT 2 S. STATE HWY 161
GRAND PRAIRIE, TX 75052

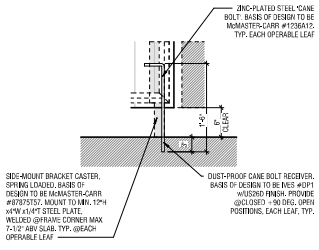
DRAWING SET — ©2026 archall architects llc

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2026.06.16	check set
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	permit
	construction

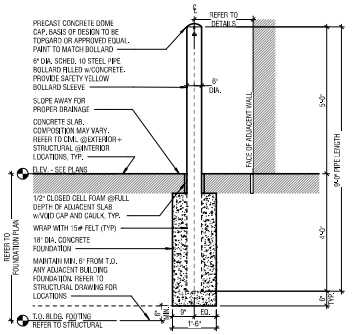
REVISIONS

SEAL: NOT FOR CONSTRUCTION

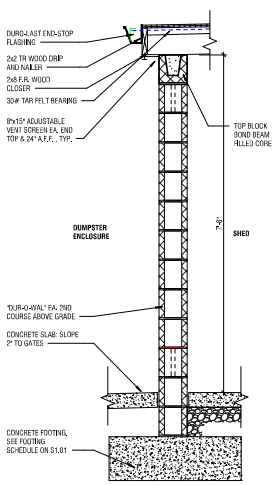
archall architects
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PROJECT NUMBER: 025289
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A4.11



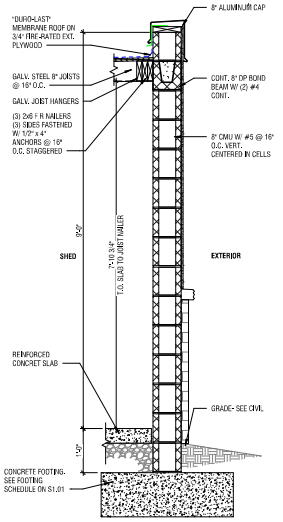
SITE_ENCLOSURE_GATEPOST+LEAF
8 DETAIL
SCALE 1" = 1'-0"



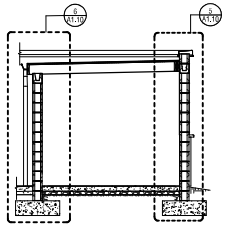
SITE_BOLLARD_EXT
7 DETAIL
SCALE 1/2" = 1'-0"



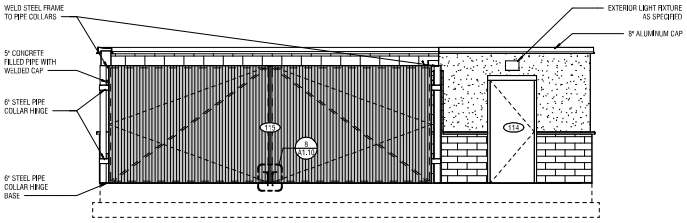
DUMPSTER ENCLOSURE
6 WALL SECTION
SCALE 3/4" = 1'-0"



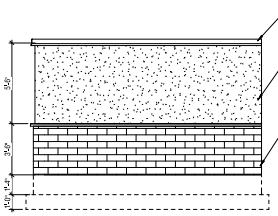
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5 WALL SECTION
SCALE 3/4" = 1'-0"



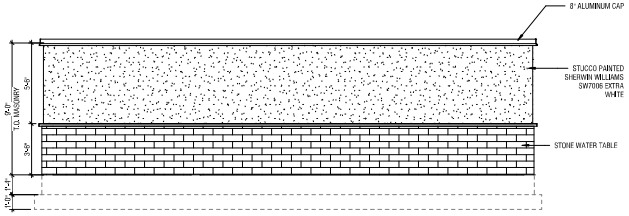
DUMPSTER ROOF
4 SECTION DETAIL
SCALE 1/4" = 1'-0"



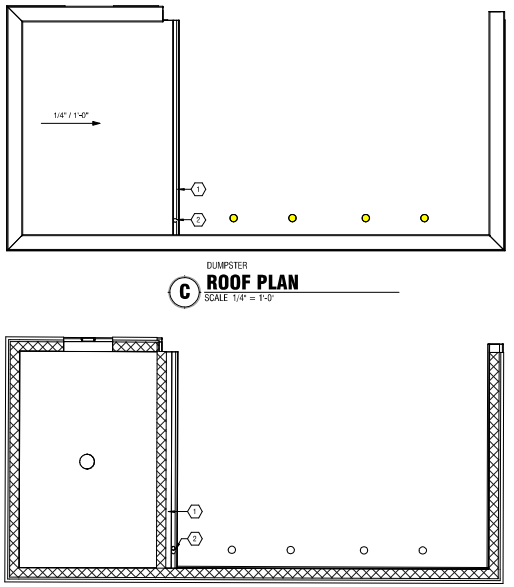
DUMPSTER - FRONT
3 BUILDING ELEVATION
SCALE 1/4" = 1'-0"



DUMPSTER - SIDE
2 BUILDING ELEVATION
SCALE 1/4" = 1'-0"

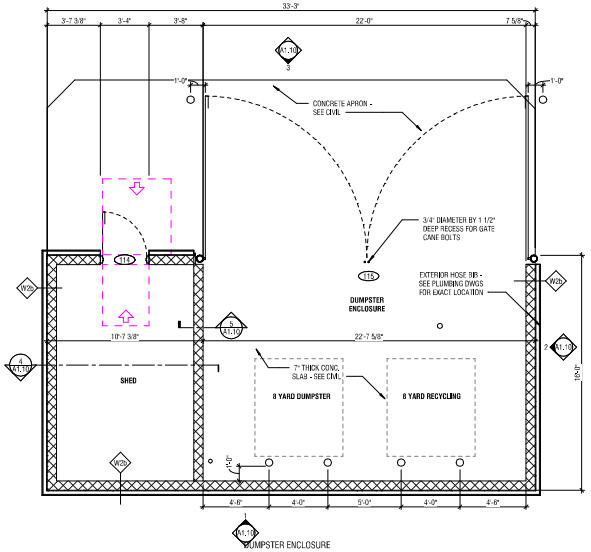


DUMPSTER - REAR
1 BUILDING ELEVATION
SCALE 1/4" = 1'-0"



DUMPSTER
C ROOF PLAN
SCALE 1/4" = 1'-0"

SILL HEIGHT
B REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"



DUMPSTER ENCLOSURE
A ENLARGED FLOOR PLAN
SCALE 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS.

C2(EM) SURFACE MOUNT FIXTURE

CEILING LEGEND

REFER TO FINISH SCHEDULE ON A3.30 FOR INDICATED CEILING FINISH

EXPOSED STRUCTURE, DECK, AND CEILING

EXP-1 COLOR: P-2 (SHERWIN WILLIAMS TRICORN BLACK - FLAT FINISH, SW-6258)

CODED NOTES

1 4" x 5" GUTTER

2 3" CIRCULAR DOWNSPOUT

CLIENT: White Castle
CIVIL: AMERICAN STRUCTUREPOINT INC.
STRUCTURE: Jezerinac Geers Structural Engineering
MEP: EM ENGINEERINGGROUP
SUPERSTRUCTURE

WC - GRAND PRAIRIE
NEW BUILD
LOT 2 LOT 2 S. STATE HWY 161
GRAND PRAIRIE, TX 75052

DRAWING SET
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2026 06 17	preliminary
2026 06 16	check set
	bid
	permit
	construction

REVISIONS

SEAL: NOT FOR CONSTRUCTION

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CASE NUMBER: SUP--26-08-0021
PROJECT NUMBER: 025289
SHEET TITLE: ARCHITECTURAL SITE DETAILS
SHEET NUMBER: A1.10

PRINT DATE: 9/16/2026 4:46:36 PM Autodesk Docs://025289 - WC Grand Prairie/025289_WC Grand Prairie_Hybrid_central.rvt

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**
☐ N/A	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 Partial compliance - stone accent is provided but only 9.5% total	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 NE Corner - ACM accent material, awning, signage. NW - Accented with signage feature and patio. SW - Accented with a change in building plan/pop-out shift/articulation. SE - Accented with signage feature.	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

	Window fenestration pattern changes are provided in the form of storefront windows and faux window grid elements as a compensatory measure.	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 3 different shapes of canopies	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
☐		
☐		
☐		
☐		

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