

ORDINANCE NO. 11114-2021

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 10 ACRES OF LAND OUT OF THE WILLIAM THOMPSON SURVEY, TRACT 3A, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR TOWNHOME USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Commercial (C) District to a Planned Development District for Townhome Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 27, 2021, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7-1 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Commercial (C) District to a Planned Development District for Townhome Use; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on November 2, 2021 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Commercial (C) District; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A

REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS;
CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended to rezone from its classification of Commercial (C) District to a Planned Development District for Townhome Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land, and compliance with appropriate design standards.

SECTION 3. The following shall apply to development in the Planned Development District:

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family Townhouse (SF-Townhouse) district in the Unified Development Code (UDC) and Appendix W, as amended, with the exceptions noted below and as detailed on Exhibit B - Concept Plan.
- B. The development shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit B – Concept Plan. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of site plan review and final platting.
- C. The building elevations shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit C – Conceptual Building Elevations.
- D. The development shall comply with items one through 13 listed in General Notes – Site Plan section of Exhibit B – Concept Plan.
- E. Density and Dimensional Requirements

Residential Townhomes shall be in conformance with the density and dimensional standards of Single-Family Townhome (SF-Townhouse) district and Appendix W of the Unified Development Code (UDC), as amended, and as detailed on the Exhibit B – Concept Plan, incorporated herein by reference, with said exceptions to these standards being more particularly described below.

Standard	Required by Article 6 (SF-T)	Amendment by this PD
Minimum Lot Area (sq. ft.)	1,680 to 3,299=30% 3,300=70%	1,375 to 3,299 = 61% 3,300+ = 39%
Minimum Lot Width (ft.)	21 to 29=30% 30=70%	25 to 29 = 31% 30+ = 69%
Minimum Lot Depth (ft.)	80 to 99=30% 100=70%	55 to 99 = 68% 100+ = 32%
Minimum Front Setback (ft.)	17	10
Minimum Rear Alley Setback (ft.)	10	0
Minimum Side on Street Setback (ft.)	15	10
Minimum Distance to Garage Door (ft.)	20	0
Maximum Lot Coverage (%)	60	72

- F. A planned development Site Plan shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- G. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 4. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are specifically repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and approval.

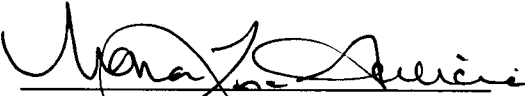
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
THIS THE 2ND OF NOVEMBER 2021.**

APPROVED:



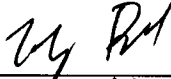
Ron Jensen, Mayor

ATTEST:



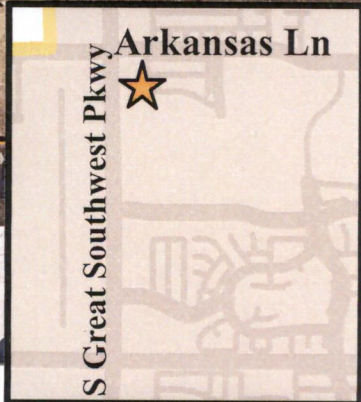
City Secretary

APPROVED AS TO FORM:



City Attorney (Assistant)

**Zoning Case No. Z210804/CP210803
Planned Development No. 421**



CASE LOCATION MAP
Z210804/CP210803
GSW Townhomes



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

LEGAL DESCRIPTION OF LAND:

BEING A TRACT OF LAND SITUATED IN THE W.M. THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY OF GREAT SOUTHWEST PARKWAY (100' RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS LANE (80' RIGHT-OF-WAY);

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF GREAT SOUTHWEST PARKWAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS LANE AS FOLLOWS:

NORTH 79 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 48.31 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 914.93 FEET AND CHORD BEARING OF NORTH 84 DEGREES 31 MINUTES 52 SECONDS EAST AND CHORD LENGTH OF 159.48 FEET;

CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 159.69 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

NORTH 89 DEGREES 31 MINUTES 53 SECONDS EAST, A DISTANCE OF 219.93 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR CORNER;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS LANE SOUTH 01 DEGREES 04 MINUTES 35 SECONDS EAST A DISTANCE OF 1,026.49 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 19 MINUTES 35 SECONDS WEST, A DISTANCE OF 429.03 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR CORNER ON THE EASTERLY RIGHT-OF-WAY OF SAID GREAT SOUTHWEST PARKWAY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID GREAT SOUTHWEST PARKWAY, NORTH 00 DEGREES 56 MINUTES 53 SECONDS WEST, A DISTANCE OF 995.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 435,599 SQUARE FEET OR 10.00 ACRES OF LAND.

NOTE:
COORDINATES ON SURVEY ARE BASED ON CITY OF GRAND PRAIRIE GPS MONUMENT 37 - 2016 UPDATE (U.S. SURVEY FEET)

CHECK WITH UTILITY CO. FOR BURIED LINES.

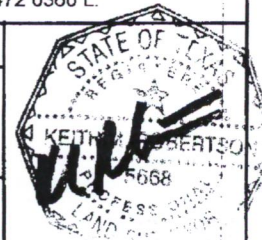
ACCEPTED BY: _____ TITLE COMPANY _____ LAWYERS TITLE COMPANY _____
DATE _____

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #485472 0360 L.

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

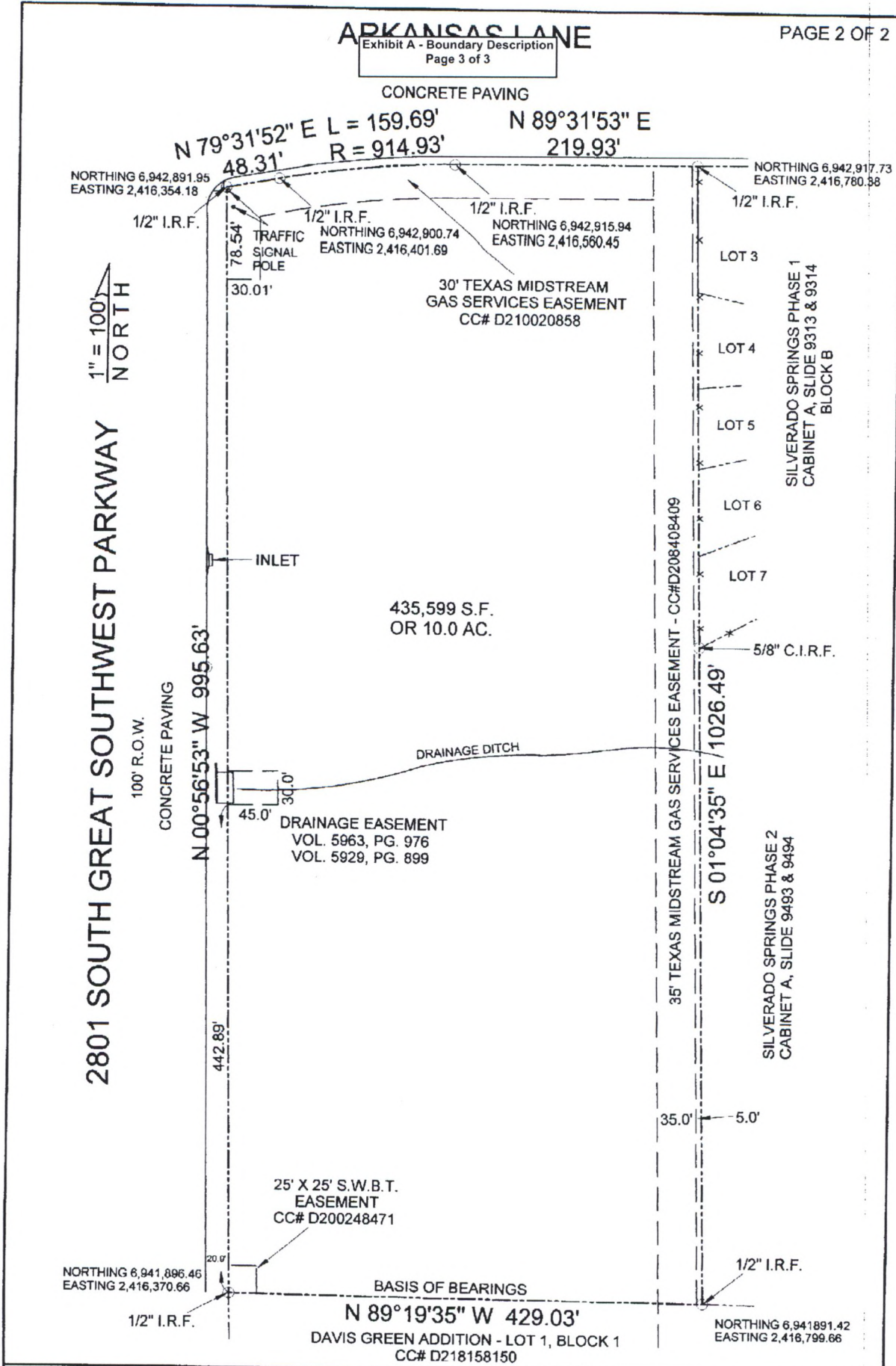
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONETIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.



GF# LT-19151-190151200003-AF SCALE 1" = 100' DATE 2-14-2020 FILE NO. 20-027

KMR LAND SURVEYING - FIRM NO. 101005-00 3029 PECAN CIRCLE, BEDFORD, TEXAS 76021
KEITH M. ROBERTSON RPLS 5668 (214)-563-4353 KMRLANDSURVEYING@SBCGLOBAL.NET

COPYRIGHT 2004-2020
KMR LAND SURVEYING
ALL RIGHTS RESERVED



BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ACCEPTED BY: _____ TITLE COMPANY LAWYERS TITLE COMPANY
 CHECK WITH UTILITY CO. FOR BURIED LINES.

DATE _____

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANFI #485472 0360 I

Exhibit B - Concept Plan
Page 1 of 1

VICINITY MAP



GENERAL NOTES - SITE PLAN

- THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS FOR SF-7 RESIDENTIAL ZONING DISTRICT EXCEPT AS PROVIDED BY THIS PD ORDINANCE (SEE TABLE).
- ALL RESIDENCES SHALL HAVE 2 CAR (MINIMUM) GARAGE.
- EXTERIOR WALL SURFACES SHALL COMPLY WITH APPENDIX W OF THE UNIFIED DEVELOPMENT CODE.
- ALL NEW UTILITIES SERVING THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
- A 8 FOOT TALL MASONRY SCREENING WALL SHALL BE CONSTRUCTED ALONG THE STREET RIGHT-OF-WAY OF ARKANSAS LANE AND GREAT SOUTHWEST PARKWAY.
- PROPOSED STREET PAVEMENT SHALL BE 36 FEET WIDE BACK-OF-CURB.
- LANDSCAPE SHALL COMPLY WITH ARTICLE 8 AND APPENDIX W: LANDSCAPE OF THE UNIFIED DEVELOPMENT CODE (UDC).
- ALL STREETS ARE PRIVATE.
- LOT 25X, BLOCK D WILL BE USED TO ENHANCE ENTRY AND ALLEY LANDSCAPING, ALSO.
- LOT 14X, BLOCK C WILL BE USED TO ENHANCE LANDSCAPING.
- LOT 1X, BLOCK B WILL HAVE A PRIVATE CLUBHOUSE WITH AN EXERCISE ROOM, WORKROOM, PRINTING AREA AND MAILBOXES. ALSO THIS LOT WILL BE PROVIDED WITH A SWIMMING POOL, PLAYGROUND, DOG PARK, BASKETBALL HALF-COURT & PICKLE BALL COURT.
- LOT 12X BLOCK A, LOT 16X & 20X BLOCK B, AND LOT 4X BLOCK D WILL BE USED AS LANDSCAPING AREA WITH TRAILS DUE TO ENCLOSED STORM DRAINAGE. TRAILS WILL LEAD TO A PEDESTRIAN GATE THAT WILL CONNECT THE PROJECT WITH TRAILS UP TO THE EPIC CENTRAL DEVELOPMENT.
- WESTERN WALLS ON STREETS C, A & SOUTH GREAT SOUTHWEST PARKWAY, AS WELL AS SOUTH WALLS FOR LOTS 16 TO 24, BLOCK D, WILL HAVE BLOWN INSULATION IN LIEU OF BATT INSULATION TO IMPROVE SOUND ATTENUATION.

OWNER/DEVELOPER

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hamilton@hiltoncommercialtx.com

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EL PASO, TX 79901
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eneta@exigoarch.com

LEGEND

- PROPERTY LINE
- SETBACKS
- LOT LINES
- STREET CENTER LINE
- CLOSED STORM DRAINAGE
- EASEMENTS
- PROPOSED OPEN SPACE
- PROPERTY LINE ABBREVIATION

DENSITY CALCULATIONS

TOTAL SITE AREA = 435,599 - 10 ACRES
RIGHT-OF-WAY DEDICATION = 2 ACRES
NET SITE AREA = 10 ACRES
TOTAL NUMBER OF LOTS = 96 LOTS
TOTAL OPEN SPACE = 9.6 LOTS/ACRE
PERCENTAGE OPEN SPACES = 11.8%

TOWNHOMES LOT MIX

TOTAL LOTS = 96 LOTS (100%)
LOTS TYPE A = 21 LOTS (22%)
(2-STORY) BETWEEN 1,950 & 2,400 sq ft
LOTS TYPE B = 38 LOTS (40%)
(3-STORY) BETWEEN 1,375 & 1,925 sq ft
LOTS TYPE C = 37 LOTS (39%)
(2-STORY) BETWEEN 3,300 & 5,432 sq ft

REQUIREMENTS	SF-T	PROPOSED	COMMENTS
MAXIMUM DENSITY	13.2 UNITS PER AC.	9.6 UNITS PER AC.	COMPLIES
MINIMUM LIVING AREA	1,150 TO 1,299 SF - 30% MAX. 1,300 SF - 70% MIN.	1,300+ SF = 100% 1,375 TO 3,299 SF = 61% 3,300 SF - 70% MIN. 3,300+ SF = 39%	COMPLIES COMPLIES VARIANCE
MINIMUM LOT AREA	21 TO 29 FT - 30% MAX. 30 FT - 70% MIN.	25 TO 29 FT = 31% 30+ FT = 69%	VARIANCE COMPLIES
MINIMUM LOT WIDTH	80 TO 99 FT - 30% MAX. 100 FT - 70% MIN.	55 TO 99 FT = 68% 100+ FT = 32%	VARIANCE COMPLIES
MINIMUM FRONT YARD	17 FT	10 FT	VARIANCE - 10 FT
MINIMUM REAR YARD	10 FT	10 FT	COMPLIES
MINIMUM INTERIOR SIDE YARD	5 FT	5 FT	COMPLIES
MINIMUM SIDE YARD CORNER LOT	15 FT	10 FT	VARIANCE - 10 FT
GARAGE DOOR SETBACK	20 FT	0 FT	VARIANCE - 0 FT
REAR ARTERIAL SETBACK	20 FT	20 FT	COMPLIES
REAR ALLEY SETBACK	10 FT	0 FT	VARIANCE - 0 FT
SIDE ON STREET SETBACK	15 FT	10 FT	VARIANCE - 10 FT
MAXIMUM BUILDING HEIGHT	35 FT (3 STORIES)	35 FT (2 & 3 STORIES)	COMPLIES
MAXIMUM LOT COVERAGE (DWELLING)	60%	72%	VARIANCE - 72%
MINIMUM ENCLOSED OFF-STREET PARKING	2 SPACES	2 SPACES	COMPLIES
MINIMUM GUEST PARKING SPACES	1 SPACE PER 5 UNITS = 20 SPACES	48 SPACES	COMPLIES



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GREAT SOUTHWEST TOWNHOMES
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20211700

Consultants:



Drawn Date: 10/18/2021
Drawn: E.L.
Checked: E.M.
Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION
ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL AND LANDSCAPING DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

CONCEPT PLAN

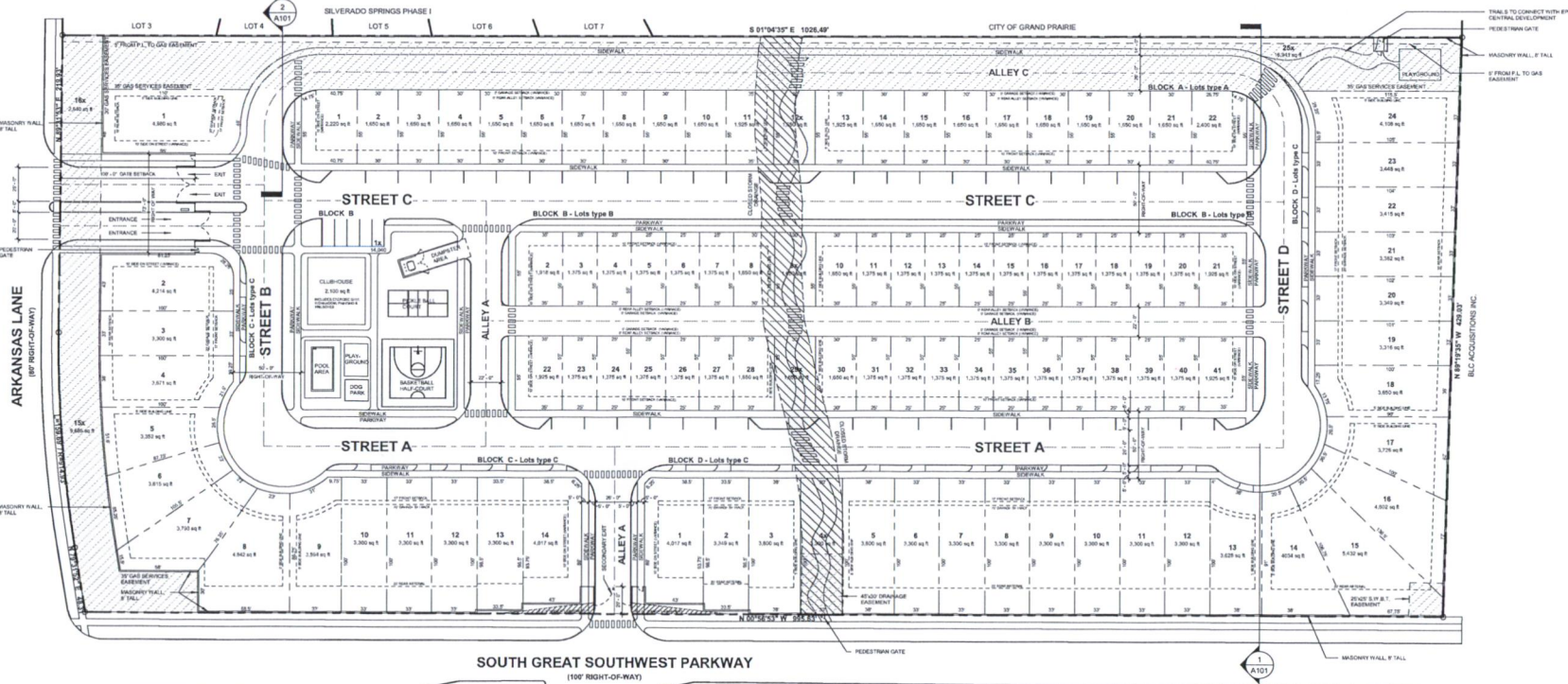
A100

CASE NUMBER: Z210804CP210803

LEGAL DESCRIPTION:
BEING A TRACT OF LAND SITUATED IN THE W.M. THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

TOTAL ACREAGE: 10 ACRES

CITY, STATE AND COUNTY: GRAND PRAIRIE, TX, TARRANT COUNTY



1 CONCEPT PLAN
1" = 40'-0"

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GREAT SOUTHWEST TOWNHOMES

2801 S. GREAT SOUTHWEST PARKWAY
GRAND PRAIRIE, TX. 75052



SHEET INDEX	
A100	CONCEPT PLAN
A101	SITE SECTIONS
A102	RENDERINGS
A103	RENDERINGS
A104	RENDERINGS



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CASE NUMBER: Z210804/CP210803

Exhibit C - Conceptual Elevations
Page 2 of 6

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GREAT SOUTHWEST TOWNHOMES
2801 S. GREAT SOUTHWEST PARKWAY
GRAND PRAIRIE, TX. 75052

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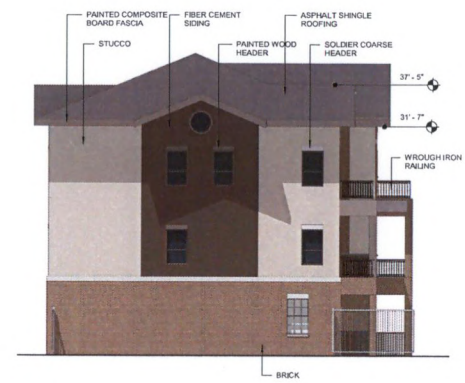
Consultants:

TOWNHOMES

ROOF	
FASCIA	
GLASS	
MULLIONS	
WROUGHT IRON	
STUCCO	
SIDING	
BRICK	



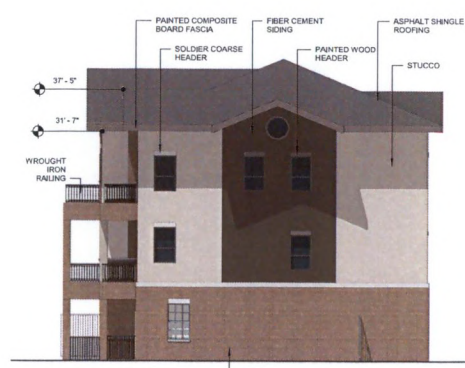
63 SOUTH ELEVATION - TOWNHOME 5 UNITS
1/8" = 1'-0"



64 EAST ELEVATION - TOWNHOME 5 UNITS
1/8" = 1'-0"



65 NORTH ELEVATION - TOWNHOME 5 UNITS
1/8" = 1'-0"



66 WEST ELEVATION - TOWNHOME 5 UNITS
1/8" = 1'-0"



Drawing Date: 09/21/21
Drawn: Author
Checked: Checker
Scale: AS SHOWN

Revisions

No.	Description	Date

DRAWING COORDINATION
ARCHITECTURAL, CIVIL, MECHANICAL,
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LANDSCAPING DRAWINGS ARE
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AND ALL SUBCONTRACTORS SHALL REVIEW
AND COORDINATE THE ENTIRE SET OF
DRAWINGS AND PROJECT MANUAL.

BUILDING ELEVATIONS
A105

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1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
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1 2 3 4 5

Exhibit C - Conceptual Elevations
Page 3 of 6

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GREAT SOUTHWEST TOWNHOMES
 2801 S. GREAT SOUTHWEST PARKWAY
 GRAND PRAIRIE, TX. 75052

20211700

Consultants:



Drawing Date: 09/07/2021
 Drawn: E.L.
 Checked: E.M.
 Scale: AS SHOWN

Revisions:

No.	Description	Date

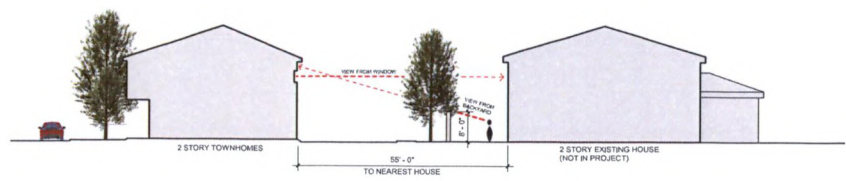
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SITE SECTIONS

A101



① LONGITUDINAL SECTION
1:180



② SECTION - RANGE OF VISION
1:180



CLOSEST HOUSE TO PROJECT (LOT A, SILVERADO SPRINGS PHASE I)

VICINITY MAP

CASE NUMBER: Z210854CP210863

LEGAL DESCRIPTION: BEING A TRACT OF LAND SITUATED IN THE N.M. THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

TOTAL ACREAGE: 10 ACRES

CITY, STATE AND COUNTY: GRAND PRAIRIE, TX, TARRANT COUNTY

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Exhibit C - Conceptual Elevations
Page 4 of 6

REQUIRED TREES CALCULATIONS		
	PROPOSED	COMMENTS
2 TREES PER LOT	99 LOTS x 2 TREES = 198 TREES	
1 TREE PER 2,500 SQ FT DEVELOPED AREA	435,599 / 2,500 = 175 TREES	COMPLIES
	TOTAL	= 373 TREES

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Consultants:



Drawing Date: 09/07/2021
 Drawn: E.L.
 Checked: E.M.
 Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION
 ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL AND LANDSCAPING DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

RENDERINGS

A102



CONCEPT PLAN

CASE NUMBER: Z210804CP210803

LEGAL DESCRIPTION:
 BEING A TRACT OF LAND SITUATED IN THE W.M. THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

TOTAL ACREAGE: 10 ACRES

CITY, STATE AND COUNTY: GRAND PRAIRIE, TX, TARRANT COUNTY

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Exhibit C - Conceptual Elevations
Page 5 of 6

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Consultants:



Drawing Date: 09/07/2021
 Drawn: R.G.
 Checked: E.M.
 Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION
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RENDERINGS

A103



CASE NUMBER: Z210804CP210803

LEGAL DESCRIPTION:
 BEING A TRACT OF LAND SITUATED BY THE H. M. THOMPSON SURVEY, ABSTRACT NO.
 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

TOTAL ACREAGE: 10 ACRES
 CITY, STATE AND COUNTY: GRAND PRAIRIE, TX, TARRANT COUNTY

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Exhibit C - Conceptual Elevations
Page 6 of 6

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Consultants:



Drawing Date: 09/07/2021
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 Checked: E.M.
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Revisions:

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RENDERINGS

A104

CONSTRUCTION DOCUMENTS



CASE NUMBER: Z210804CF210803

LEGAL DESCRIPTION:
 BEING A TRACT OF LAND SITUATED IN THE W. M. THOMPSON SURVEY, ABSTRACT NO.
 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

TOTAL ACREAGE: 10 ACRES

CITY, STATE AND COUNTY: GRAND PRAIRIE, TX, TARRANT COUNTY

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