



## SH 114 Frontage and Texan Trail

The following specific treatments, design elements or application standards shall apply to developments with frontage along the SH114 highway right of way (ROW). These requirements are intended to provide consistency and continuity between the developments on Airport property and those along the north side of SH114 in Grapevine. They shall supplement the other development criteria that apply to the specific leasehold and if indicated below the new criteria shall supersede the Airport Image Element & Baseline Leasehold Development Criteria and the Founders' Plaza Center Development Criteria. Potential conflicts or questions should be discussed with and resolved by the Commercial Development and Planning Departments. This information may be updated from time to time.

### 1- Site Lighting

- Refer 2.4.1 – Replace the second paragraph with the following:  
The site lighting fixture shall be a Gardco Gullwing (G18 Area Luminaires), Natural Aluminum Paint factory finish on a matching round pole. Lamps shall produce a white light.

### 2- Landscaping

- Refer 3.1.4 – Replace the first paragraph with the following:  
When a lease abuts the SH114 ROW, the Landscaping Corridor shall be defined as the landscaping in the front yard setback (between the TxDOT ROW and the parking). For these sites the suggested landscape template shall NOT apply and be replaced with the following, and shall apply to all front yards of the applicable lease.
  - Provide a continuous planting bed in the setback area with a steel edging at the TxDOT ROW. The area from the steel edging to the street shall be mowed turf. Within the planting bed provide a “stepped” landscape design (refer to Figure 1) composed of:
    - Low area closest to the ROW: use gravel, ground cover planting, native grasses (not mowed turf)
    - Middle area: incorporate boulders, short accent plants
    - Hedge area closest to parking: provide a continuous 36”h hedge along the back of the planting bed. (Use plants such as dwarf yaupon holly, burford holly, indian hawthorne, boxwood) Plant size shall produce a hedge that measures a minimum of 30” high at time of planting.
    - Any fencing or security railing shall be located behind the hedge row.
  - In addition to the planting bed, a planting mass containing taller plants (groupings of trees, shrubs, ground covering, and hardscape shall be provided at a maximum spacing of 100’ or every 12 parking spaces along the frontage. This area shall connect to the front planting bed and extend perpendicular into the site 18’ minimum and be a minimum of 10’ wide. Refer to Figure 2. When possible this requirement for planting mass shall be embedded in the “stepped” landscaping bed described above.
  - Enhanced planting shall be provided at the ends of parking rows, at terminus areas and on both sides of entry driveways. This planting shall contain groupings of trees, taller plants and low plants. Refer to Figure 3.
  - Trees shall be varieties indicated on the “Shaded Trees” except for Mesquites shall not be used. They shall be 4” caliper or larger at time of planting.
  - Trees on the “Ornamental Trees” list may be used in the required planting mass areas and elsewhere in the landscaping.

- Where driveways intersect public roadways or roadway intersections, a visibility triangle complying with the American Association of State Highway and Transportation Officials (AASHTO) shall be provided so that landscaping, retaining walls, lighting and signage shall not infringe upon the ability of vehicle operators to see approaching vehicles from either roadway or driveway.

Figure 1: "Stepped" landscaping



Figure 2: Perpendicular planting mass



Figure 3: Landscaping at end of row



3- Landscape at base of building

- Add 3.1.5 – landscaping beds, structured planters, and/or irrigated planter containers (refer to Figures 4,5,6 respectively) shall be provided at the base of the building to enhance entries, front elevations and architectural features.



Figure 4: Landscaping bed



Figure 5: Structured planter



Figure 6: Irrigated containers

4- Fencing and secure railing

- Refer 4.5 – Add the following:  
Fence designs in front yards shall be enhanced by incorporating appropriate features, change in material, and/or change in alignment to create visual breaks for long continuous runs. This enhancement requirement shall apply to fences installed within the “front yard area” defined as the area between the roadway lease line and the face of the building and shall extend from side lease line to side lease line. Boundaries of the “front yard area” may be adjusted by the Airport based on specific development conditions. Public entry gates shall be featured and the side posts shall be articulated to create a sense of arrival.

5- Plan of Development (POD) package

- Refer 1.02 third paragraph – add the following:  
Computer generated 3D color renderings shall be provided with the POD as exhibits to illustrate the anticipated appearance of the proposed development components in context. Renderings shall include as a minimum; the four sides of the building(s), public entries, the drive-up approach, specifically features in public view.