

Applicable Urban Design Priorities that Project Should Achieve

- [1] **Consider an alternative orientation and placement of the primary building(s) to align with adopted area plan and current zoning-**
The Fort Worth Avenue Land Use Plan (2004) and subsequent rezoning of the corridor with PD 714 called for maximum setbacks along Ft. Worth Avenue with the goal of creating an active, walkable street. The current proposed site plan, with large setbacks and drive-thru uses along Ft. Worth Avenue, does not align with this goal.
- [2] **Provide active edges of potentially relocated buildings along Fort Worth Avenue -**
Besides exploring reorienting the site plan to create a more pedestrian-friendly edge along Ft. Worth Avenue, buildings along that street should also employ urban design best practices such as transparency, multiple entry points, and wide, comfortable sidewalks in order to generate the desired built outcome outlined in the area plan and zoning. Alternative strategies such as outdoor seating and useable open space can also help to activate the public facing facades.
- [3] **Explore opportunities for landscaping, enhanced and/or pervious pavement treatments, and prioritized pedestrian movements through the parking lot -**
Knowing that a large surface parking lot is inevitable for the commercial uses proposed for the site, the parking lot should be reimagined to be a more pedestrian-friendly space that provides shaded, protected pedestrian movements through the space to access the grocer. Additionally, the design team should consider ways to reduce the amount of impervious surfaces on site to the greatest extent possible, considering alternative paving materials and on-site integrated stormwater management practices.



Policy References

- Forward Dallas!
Section 5 [urban design element]
- Fort Worth Avenue Land Use Plan
- TIF Urban Design Guidelines
- Part III, Part IV [Fort Worth Avenue TIF]

Context Description

Vista at Kessler is a 4.4 acre commercial development located at the northeast corner of Hampton Road and Fort Worth Avenue. The proposal includes demolition of the existing commercial structures to allow for the construction of a 23,500 square foot Sprouts grocery store along with two outparcels, intended to be designed as drive-thru restaurants/ retail uses.

Design considerations for the property include orientation of the buildings, particularly along Fort Worth Avenue, to create a more pedestrian-friendly edge in alignment with the current zoning and adopted area plan. This should include exploring ways to utilize the grocer to better activate the public realm along that edge. Additionally, the parking lot should be design to maximize shade and pedestrian movement through the space.

Vista at Kessler

Neighborhood:
West Dallas/ North Oak Cliff

Program:
Commercial

THE VISTA @ KESSLER/STEVENS



VISTA

P R O P E R T Y C O .

EXECUTIVE SUMMARY

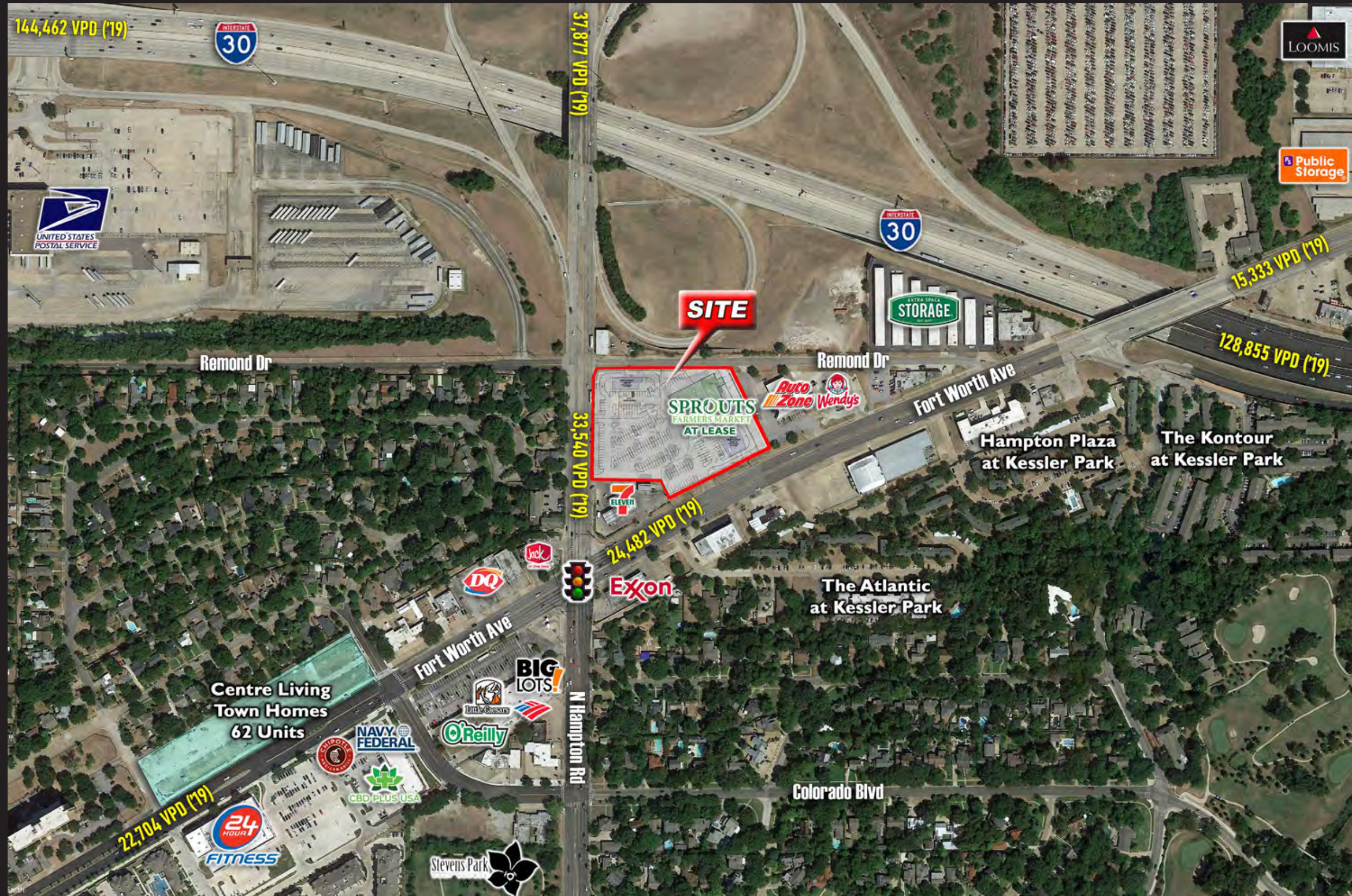
- The approximately four-acre site at the northeast corner of Fort Worth Ave. and Hampton Rd. is currently home to two older properties that are occupied by an Elrod's Cost Plus Supermarket and a Crown Buffet Chinese restaurant. Both of these existing properties will be demolished and replaced with new ground up construction by a 23,500 square foot Sprouts Farmers Market and two adjacent retail buildings to serve the surrounding neighborhoods.
- WD FW Avenue Partners, L.P. and Columbus Trail-94, Ltd. (collectively "Vista") purchased the Crown Buffet Chinese restaurant property in December 2011 and the Elrod's Cost Plus Supermarket in October 2020. Vista plans to demolish all of the existing older buildings and build three new ground-up construction retail buildings totaling 32,000 square feet one of which will be the first new stand-alone prototype for Sprouts Farmers Market in the Dallas/Fort Worth Metroplex. The two new adjacent retail buildings are anticipated to be occupied with new restaurants, a coffee shop, and medical or neighborhood service uses.
- Vista has a unique opportunity to re-vitalize this freeway adjacent intersection and fill a void for quality fresh groceries. The site has physical constraints that have dictated the proposed site plan with 18' of fall from the northwest corner down to the southeast corner of the site and in conjunction with the Sprout's development requirements of a max 2% slope in the parking lot and delivery truck slope and ingress/egress.



THE VISTA AT KESSLER PARK

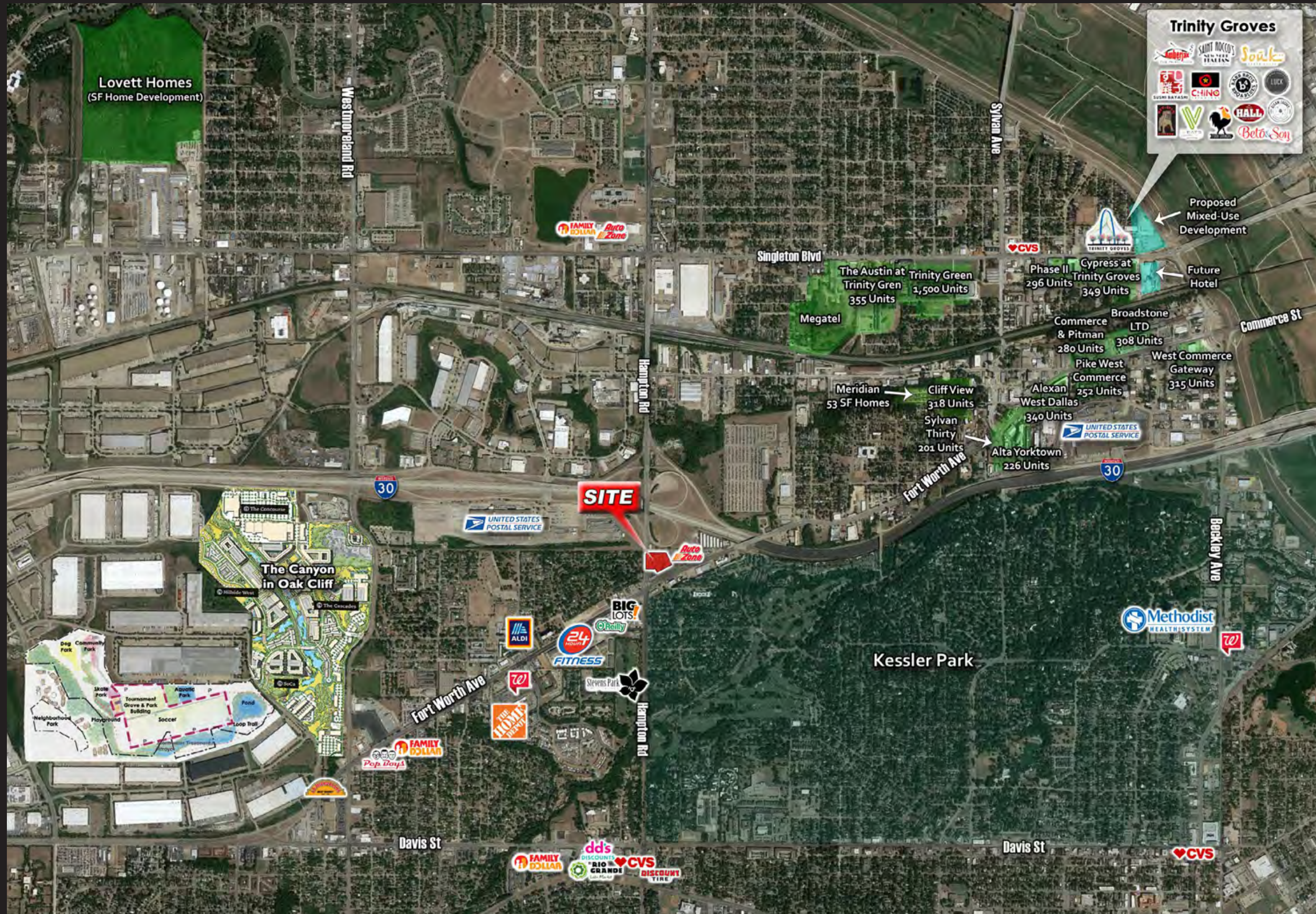
1350 N Hampton Rd, Dallas, Texas 75208





THE VISTA AT KESSLER PARK

1350 N Hampton Rd, Dallas, Texas 75208



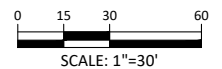


LEGEND

- Sprouts Farmers Market
- RESTAURANT / RETAIL
- PROPOSED ACCESSIBLE ROUTE
- EXISTING SIDEWALK



Manhard
CONSULTING
Civil Engineers | Surveyors | Planners

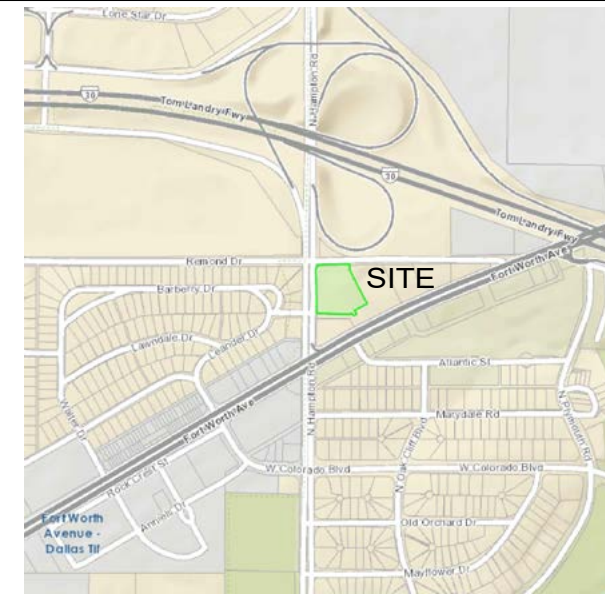
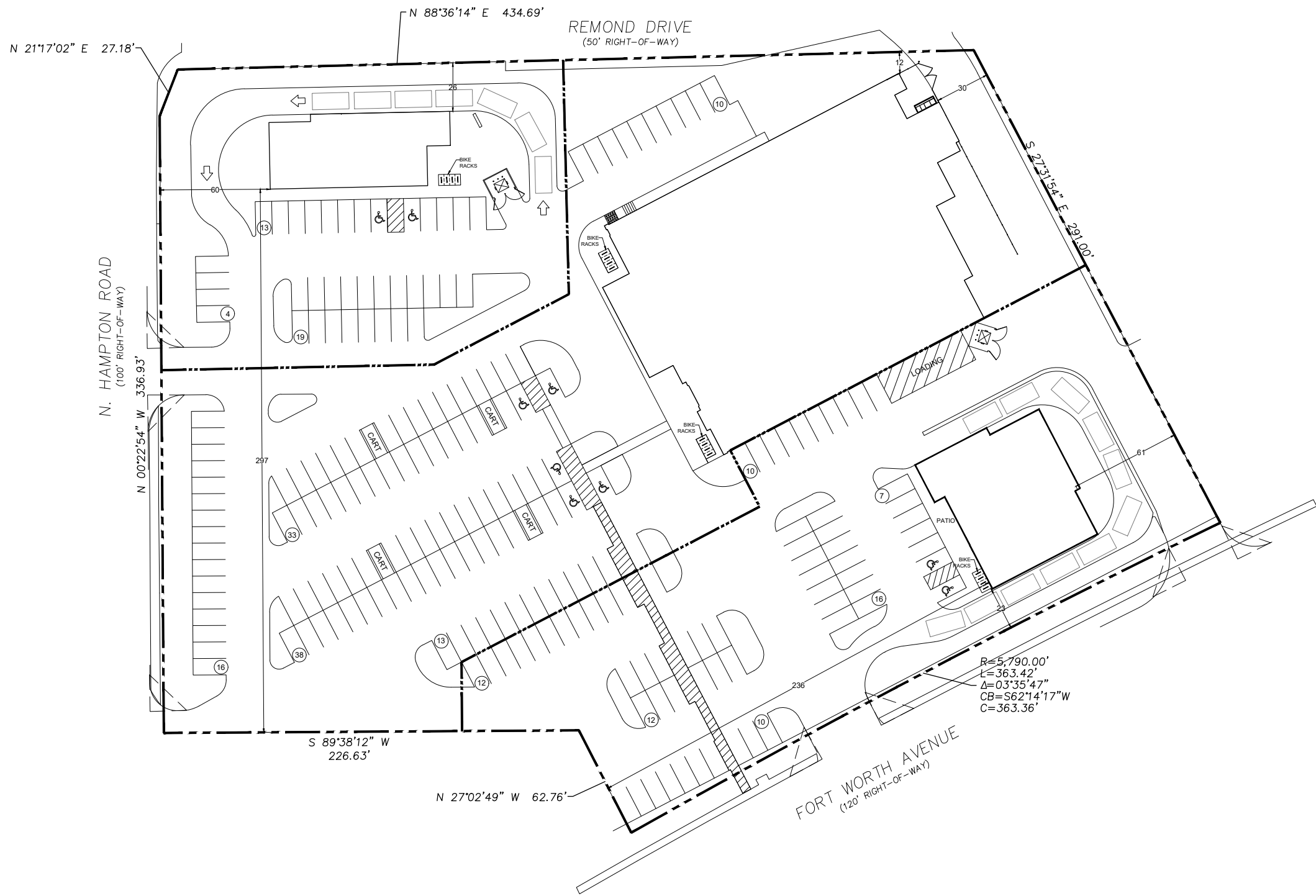


ISSUED: 07-07-2021

SPROUTS

HAMPTON RD & FORT WORTH AVE - DALLAS, TX
EXHIBIT 01

VERSION X



VICINITY MAP

NTS



TOTAL SITE AREA	4.265 AC	
LAND USE	RETAIL AND PERSONAL SERVICE USES (SEE PD 714 SUBDISTRICT 3C USES)	
TOTAL FLOOR AREA (SF)	35,800	
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT	12 FT
SIDE SETBACK	NONE	0 FT
REAR SETBACK	NONE	0 FT
BULK STANDARDS		
	MAX.	PROVIDED
FLOOR AREA RATIO	0.75:1	0.2:1
BUILDING HEIGHT	60 FT SUBJECT TO RPS	30 FT
BUILDING STORIES	4	1.5
LOT COVERAGE	80%	20%
PARKING		
	REQ.	PROVIDED
PARKING	PARKING TO COMPLY WITH PD 714	

08/10/2021
PROJECT NUMBER
CASE NUMBER

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com



1350 N HAMPTON
CITY OF DALLAS, TEXAS

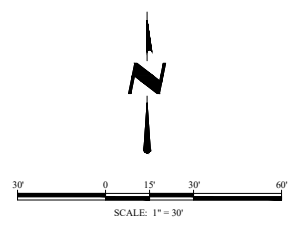


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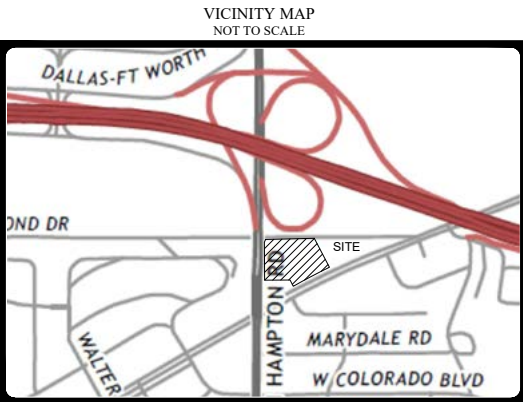
DEVELOPMENT PLAN

SCALE: 1" = 30'-0"





- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 4801710340J, dated August 23, 2001, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to take an existing lot and a tract of land and create three recorded lots.
 - All structures to be removed.



SURVEYOR'S STATEMENT

I, Mark N. Peoples, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Professional Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that this monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.

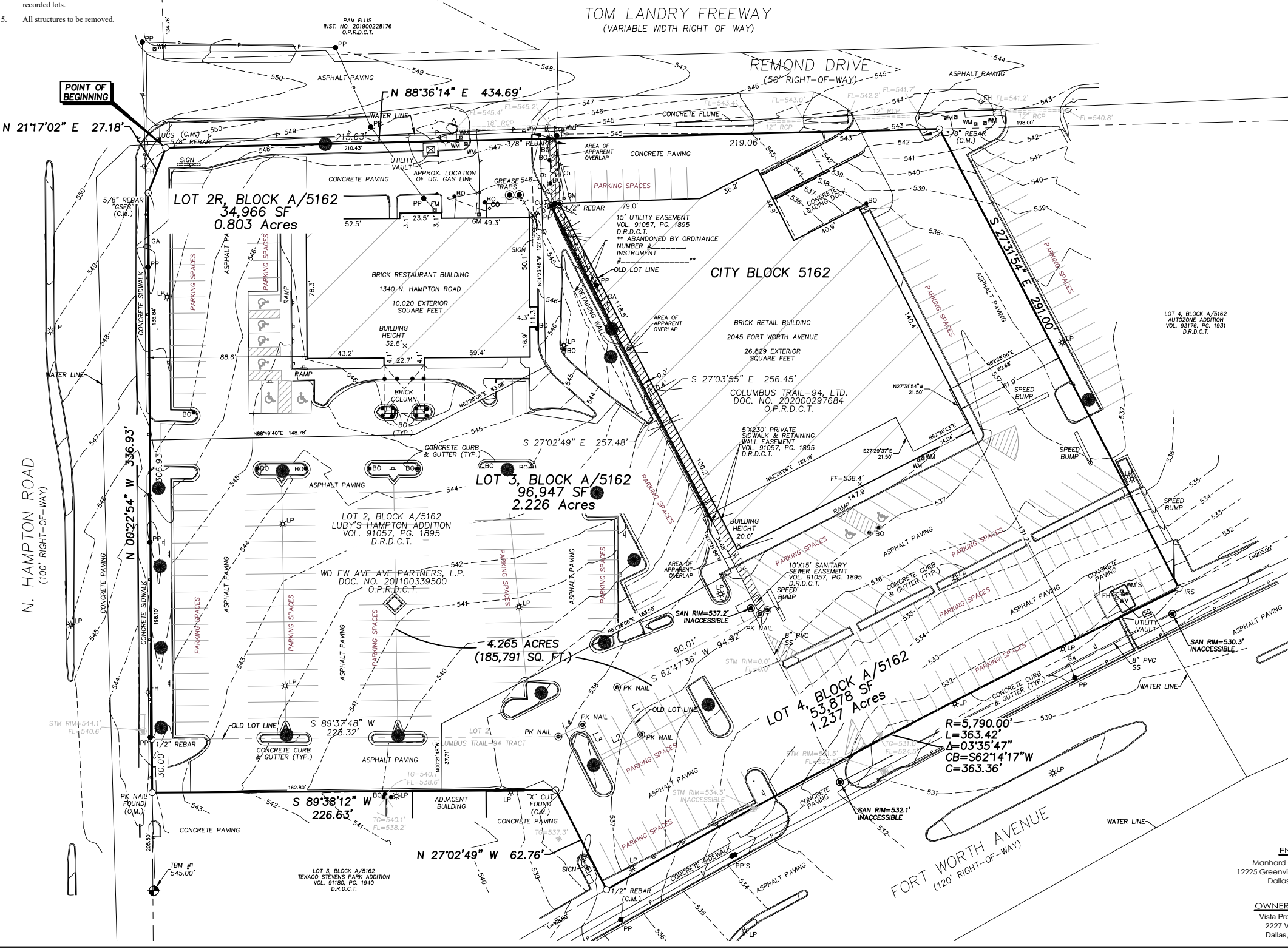
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR TREATED AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Columbus Trail-94 and WD FW Ave Partners, L.P. are the owners of a 4.265 acre tract of land situated in the Wiliam Myers Survey, Abstract Number 880, in City Block 5162, City of Dallas, Dallas County, Texas, being all of that certain tract of land described to Columbus Trail-94, LTD., in Special Warranty Deed recorded under Document Number 202000297684, Official Public Records, Dallas County, Texas, and being all of Lot 2, Block A/5162, Luby's Hampton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91057, Page 1895, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506);

BEGINNING at a 5/8-inch rebar found for the northernmost northwest corner of said Lot 2, said point lying at the intersection of the south right-of-way line of Remond Drive (50' right-of-way) with the east right-of-way line of North Hampton Road (100' right-of-way);

THENCE North 88 degrees 36 minutes 14 seconds East, with south right-of-way line of said Remond Drive, passing at a distance of 215.63 feet a 3/8-inch rebar found for the northwest corner of said Columbus Trail-94 tract, and continuing for a total distance of 434.69 feet to a 3/8-inch rebar found for the northeast corner thereof, said point being the northwest corner of Lot 4, Block A/5162, of Autzone Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91176, Page 1931, Deed Records, Dallas County, Texas;

THENCE South 27 degrees 31 minutes 54 seconds East, departing the south right-of-way line of said Remond Drive, with the west line of said Lot 4, a distance of 291.00 feet to a 1/2-inch rebar with a red cap stamped "WINDROSE" set for the southeast corner of the herein described tract, same being the southwest corner of said Lot 4, and lying on the northwest right-of-way line of Fort Worth Avenue (120' right-of-way), said point being the beginning of a non-tangent curve to the left having a radius of 5,790.00 feet, a central angle of 03 degrees 35 minutes 47 seconds, a chord bearing and distance of South 62 degrees 14 minutes 17 seconds West, 363.36 feet;

THENCE in a southwesterly direction with the curving northwest right-of-way line of said fort worth avenue, the southeast line of said Columbus Trail-94 tract, and along said non-tangent curve to the left, an arc length of 363.42 feet to a 1/2-inch rebar found for the southernmost southwest corner of said Columbus Trail-94 tract, same being the easternmost corner of Lot 3, Block A/5162, of Texaco Stevens Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91180, Page 1940, Deed Records, Dallas County, Texas;

THENCE North 27 degrees 02 minutes 49 seconds West, departing the northwest right-of-way line of said Fort Worth Avenue, with the east line of said Lot 3, a distance of 62.76 feet to an "X" Cut found in concrete for the northeast corner of said Lot 3, same being an inner "ell" corner of said columbus trail-94 tract;

THENCE South 89 degrees 38 minutes 12 seconds West, with the westernmost south line of said Columbus Trail-94 tract and the north line of said Lot 3, a distance of 226.63 feet to a PK Nail found in concrete for the westernmost southwest corner of said Columbus Trail-94 tract, same being the northwest corner of said Lot 3, and lying on the east right-of-way line of said North Hampton Road;

THENCE North 00 degrees 22 minutes 54 seconds West, with the west line of said Columbus Trail-94 tract and the east right-of-way line of said North Hampton Road, passing at a distance of 30.00 feet a 1/2 inch iron rod found for the common west corner of said Lot 2 and said Columbus Trail-94 tract, and continuing with the west line of said Lot 2 for a total distance of 336.93 feet to a 5/8 inch rebar capped "GSES" found for a corner at the intersection of said east right-of-way line of North Hampton road and the south right-of-way line of said Remond Drive;

THENCE North 21 degrees 17 minutes 02 seconds East, at said intersection a distance of 27.18 feet to the POINT OF BEGINNING and containing 185,791 square feet or 4.265 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That WD FW Ave Partners, L.P. and Columbus Trail-94, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **Luby's Hampton Addition**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2020.

WD FW Ave Partners

By: _____
Signature _____
Printed Name _____ Title _____

Columbus Trail-94, Ltd.

By: _____
Signature _____
Printed Name _____ Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LUBY'S HAMPTON ADDITION
LOTS 2R, 3 AND 4, BLOCK A/5162
Being all of Lot 2, Block A/5162
Lubys Hampton Addition, an addition to the City of Dallas, as recorded in Vol. 91057, Pg. 1895, D.R.D.C.T.
Also being a tract of land situated in the Wiliam Myers Survey, Abstract No. 880
City of Dallas, Dallas County, Texas

ENGINEER
Manhard Consulting Group
12225 Greenville Avenue, Suite 1000
Dallas, Texas 75243



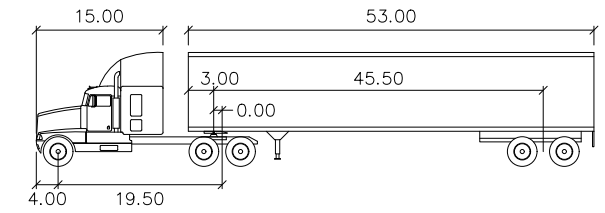
OWNER/DEVELOPER
Vista Property Company
2227 Vantage Street
Dallas, Texas 75207

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 10/11/2021 CHECKED BY: M.P. JOB NO.: D56791

(4) BOPIS Parking, 4 with sign posts and 2 with pavement stencil

(4) Sprouts Cart Corrals



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

N. HAMPTON ROAD
(100' RIGHT-OF-WAY)

REMOND DRIVE
(50' RIGHT-OF-WAY)

FORT WORTH AVENUE
(120' RIGHT-OF-WAY)

SPROUTS
FARMERS MARKET

BOPIS
BOPIS
BOPIS
BOPIS

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

HC

STM RIM=544.1'
FL=540.6'

TBM #1
545.00'

TG=540.1'
FL=538.2'

TG=540.1'
FL=538.6'

TG=537.3'

STM RIM=544.5'
INACCESSIBLE

STM RIM=0.0'
FL=0.0'

STM RIM=531.3'
FL=527.5'

TG=531.9'
FL=524.5'



Sprouts Farmers Market | South Dallas, TX (XXX)

Truck Study + Site Plan
August 16, 2021

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION - The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



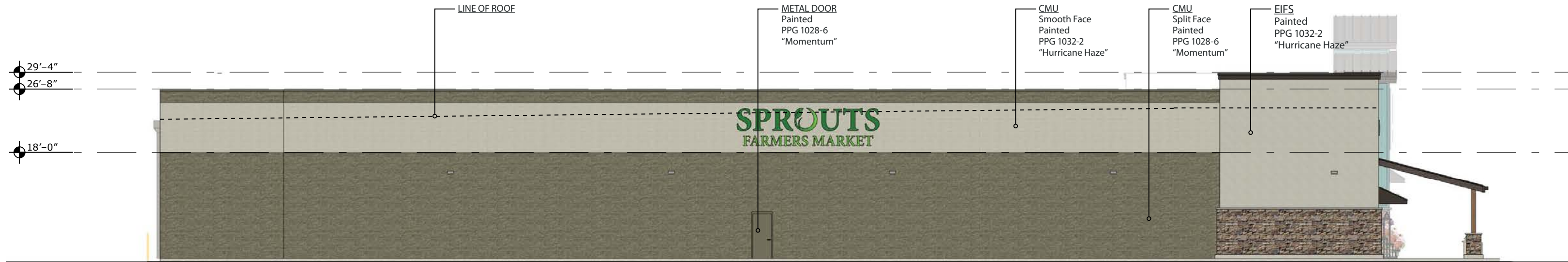


Sprouts Farmers Market | South Dallas (TX)

Exterior Elevations
August 19, 2021

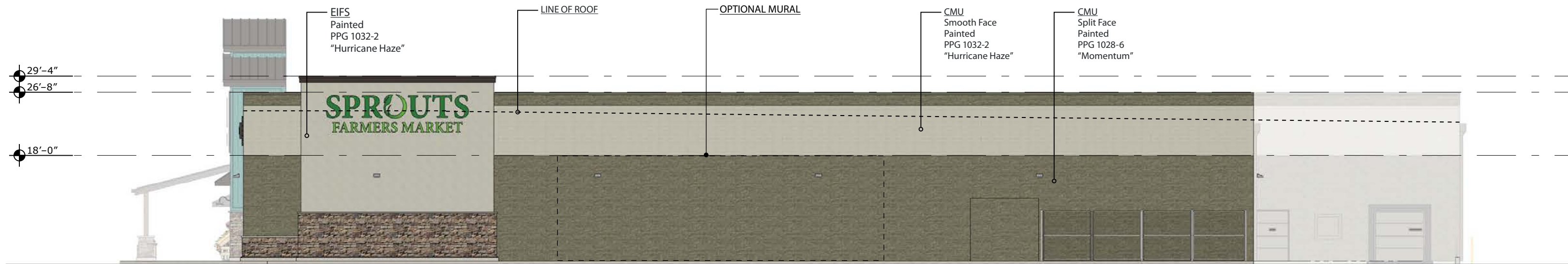
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Left Elevation

NTS



Right Elevation

NTS

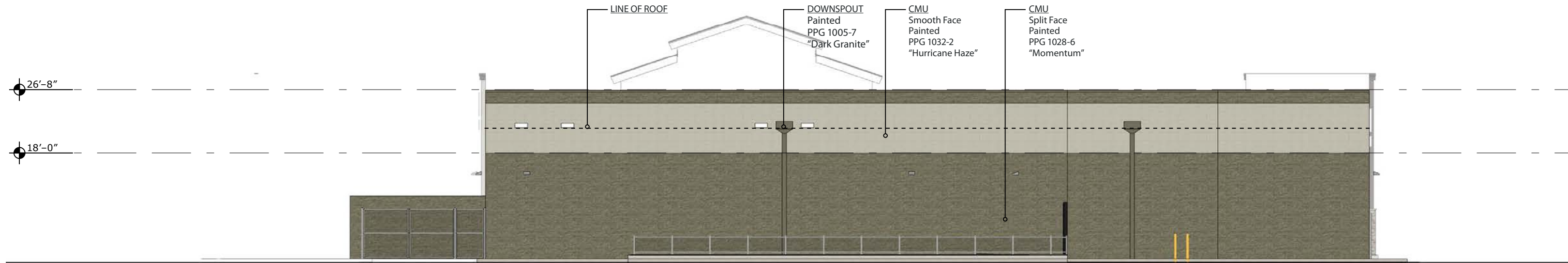
Sprouts Farmers Market | South Dallas (TX)

Exterior Elevations

August 19, 2021

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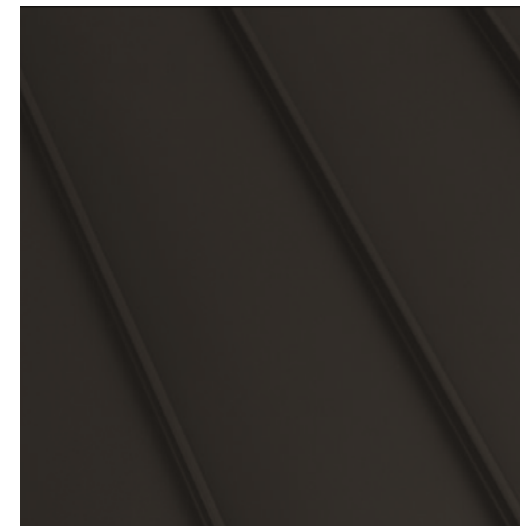
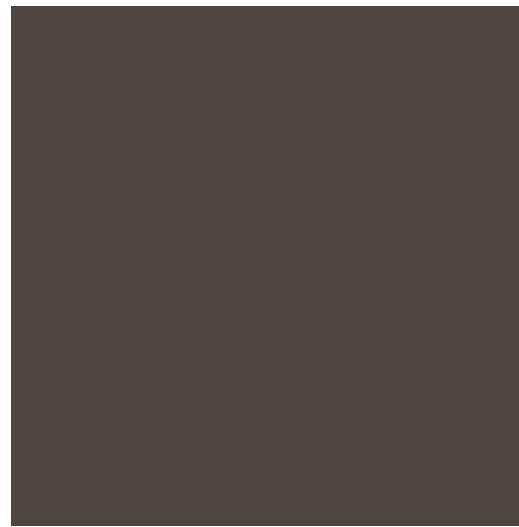
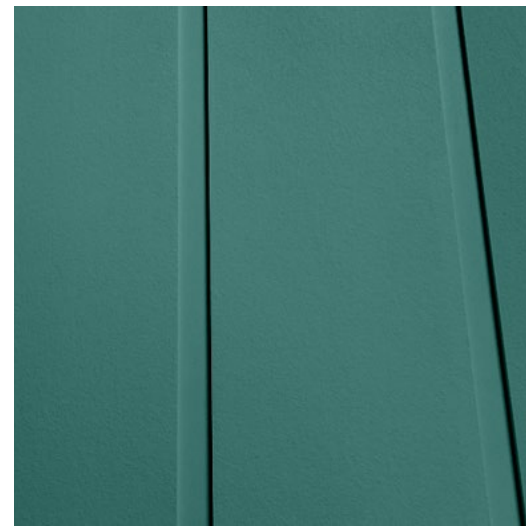
brr



Rear Elevation

NTS

5' 10' 20' 30' 50'



Siding

HardieBoard Artisan
Square Channel Siding
Painted PPG 1099-1
"Always Almond"

Siding

HardieBoard Artisan
Square Channel Siding
Painted PPG 1142-6
"Jericho Jade"

Paint

PPG 1005-7 "Dark Granite"
at Fascia of Metal Roofing

Metal Roofing

Berridge
"Aged Bronze"

Wood Post

Stained Flood
Semi Transparent
707 "Tobacco"



CMU

Split Face CMU
Painted PPG 1028-6
"Momentum"

CMU

Smooth Face CMU
Painted PPG 1032-2
"Hurricane Haze"

Stone Veneer

Coronado Stone
Old World Ledge
"Monarch"

Sill

Coronado Stone
900 Series
"Grey"

EIFS

Painted PPG 1032-2
"Hurricane Haze"













