



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, January 6, 2020

5:30 PM

City Hall, Council Chambers

Call to Order - Commissioner Briefing

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.

* Distribute P&Z by-laws for February discussion

* Agenda Review

**Public Hearing
6:30 p.m. Council Chambers**

Chairperson Joshua Spare Presiding

Invocation

Pledge of Allegiance to the US Flags and to the Texas Flag

Citizen Comments

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 [19-9645](#) Approval of Minutes of the December 2, 2019 P&Z meeting.

Attachments: [PZ Draft Minutes 12-02-19.pdf](#)

- 2 [19-9627](#) P200103 - Final Plat - Gibson's Addition, Lots 1 and 2, Block 1 (Commissioner Hedin/City Council District 2). A Final Plat to create Lots 1 and 2, Block 2 out of 5.928 acres out of the Allen Jenkins Survey, Abstract No.713. Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The consultant is Michael Davis, Bannister Engineering and the owner is Chase Debaun, David Nicklas Organ Donor Awareness Foundation, Inc.
Attachments: [Exhibit A- Location Map](#)
[Exhibit B- Final Plat](#)
- 3 [19-9629](#) P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.
Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
- 4 [19-9630](#) P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1).Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.
Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)

- 5 [19-9635](#) S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak.

City Council Action: January 21, 2020

Attachments: [Exhibit A- Location Map](#)

[Exhibit B- Site Plan](#)

[Exhibit C- Elevations](#)

[Exhibit D- Landscape Plan](#)

- 6 [19-9638](#) S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.

City Council Action: January 21, 2020

Attachments: [Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

- 7 [19-9640](#) CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of **'Parks and Recreation'** for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.

City Council Action: January 21, 2020

Attachments: [Exhibit A - Location Map](#)

[CPA200101 Mailing List](#)

- 8 [19-9641](#) Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of ‘**AG, Agricultural**’ for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.
City Council Action: January 21, 2020
Attachments: [Exhibit A - Location Map](#)
[Z200101 Mailing List](#)
[Exhibit i - Boundary Adjustment Ordinance](#)
- 9 [19-9642](#) Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.
City Council Action: January 21, 2020
Attachments: [Exhibit A- Location Map](#)

Public Hearing Postponement, Recess, and Continuations

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

None

Items for Individual Consideration

- 10** [19-9636](#) S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial

City Council Action: January 21, 2020

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit E - Truck Dock Screening.pdf](#)
[Exhibit F - Appendix F Checklist.pdf](#)

- 11** [19-9637](#) S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners.

City Council Action: January 21, 2020

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)

- 12 [19-9639](#) S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP.
- City Council Action: January 21, 2020**

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Elevations](#)
[Exhibit D - Landscape Plan](#)

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.

- 13 [19-9570](#) SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.
- City Council Action: January 21, 2020**

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Bida Em Floor Plan.pdf](#)

- 14** [19-9634](#) SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443.
City Council Action: January 21, 2020
Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Elevations](#)
- 15** [19-9581](#) CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.
City Council Action: January 21, 2020
Attachments: [Exhibit A- Land Use Map.pdf](#)
- 16** [19-9572](#) Z191201- Zoning Change - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The applicant is proposing 40 units with a green space area. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC.
City Council Action: January 21, 2020
Attachments: [Exhibit A - Location Map.pdf](#)

- 17 [19-9643](#) Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Munding, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving.

City Council Action: January 21, 2020

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)

Adjournment

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 on January 3, 2020.

Chris Hartmann
Planning Secretary

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 19-9645 **Version:** 1 **Name:** Approval of Minutes of the December 2, 2019 P&Z meeting

Type: Agenda Item **Status:** Consent Agenda

File created: 12/10/2019 **In control:** Planning and Zoning Commission

On agenda: 1/6/2020 **Final action:**

Title: Approval of Minutes of the December 2, 2019 P&Z meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [PZ Draft Minutes 12-02-19.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Chris Hartmann

Title
Approval of Minutes of the December 2, 2019 P&Z meeting.

Presenter
David P. Jones, AICP, Chief City Planner

Recommended Action
Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 2, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Clayton Fisher, Warren Landrum.

COMMISSIONERS ABSENT: Bill Moser, Eric Hedin, Eduardo Carranza, Cheryl Smith

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Spare gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: Bob Parker, 1801 Wellington, Grand Prairie, TX stepped forward to address the Commission with some concern in his neighborhood. He said he has lived at this address for over 30 years and now he has concerns with environmental issues, economic issues, zoning violations, safety issues, property values, and noise, he is talking about 918A and 918B W. Marshall Drive the property was zoned for general retail then rezoned to commercial occupying a construction company with heavy equipment, now Lightning Motorsports has acquired the property and conducting a trucking dispatch company the city has issued them a certificate of occupancy for their business with restrictions. They conduct business 7 days a week with 18-wheelers coming in and out of their property he is requesting that a cease notice be given to the operation. Hwy 161 to SE 14th Street along Marshall Drive has always been a “no truck” route. He said 918A and 918B Marshall Drive is out of compliance with the use at this location.

Chairperson Spare thanked Mr. Parker for coming to address his concerns. Mr. Crolley stated the city is aware of what is happening and they will be contacting him regarding his concerns.

AGENDA ITEM: #1-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 4, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #2 - P191201 - Final Plat - Burney Road Addition, Lots 1 and 2, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish two commercial lots and identify existing easements on 8.063 acres. Being an 8.063 acre tract situated in the J.W. Haynes Survey, Abstract No. 794 and J.J Goodwin Survey,

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Abstract No. 589 in both City of Grand Prairie and City of Arlington, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, addressed at 1901 N. State Highway 360, generally located west of SH 360 Service Road and north of Burney Road. The applicant is Maria Bonilla, Winkelmann & Associates, Inc. and the owner is Chris Dodd, CCI-NORTH HWY 360 LP.

Item #3-P191202 - Final Plat - Epic East Towne Crossing Phase 2 (Commissioner Hedin/City Council District 2). Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High School, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl., and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item #4-CPA191201-Comprehensive Plan Amendment – 161 Townhomes and Item #5-Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes.

Motion was made to approve the minutes of November 4, 2019, approve public hearing consent agenda items P191201, P191202, RP191201, and postpone cases CPA191201 and Z191201/CP191201.

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

Chairperson Spare noted commissioner Fisher would be abstaining from Case SU181004A therefore the case would need to be tabled due to a quorum.

PUBLIC HEARING AGENDA Item #6- SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Chief City Planner presented the case report and gave a Power Point presentation for a Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

There being no discussion on the case commissioner Connor moved to table case SU181004A. The action and vote being recorded as follows:

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7- Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development.

Ms. Ware stated on November 20, 2018: City Council approved a Zoning Change and Concept Plan, creating a Planned Development District, PD-384 for single family detached, single family townhouse, and mixed uses on 91.113 acres. The applicant is proposing a housing product they describe as “Detached Townhouse.” One of the primary differences between the proposed product and the existing product is that the proposed product is detached individual units do not share common walls while the existing product is attached, individual units share common walls. The existing zoning allows Tracts 3A and 3B for commercial use (with base zoning districts of Neighborhood Services, General Retail One, and Office) or a combination of multi-family and non-residential uses. If Tracts 3A and 3B are developed with residential use then at least 50% of the first floor must be reserved for non-residential use. PD-384 prevents the conversion of space reserved for commercial use to a residential dwelling use or a non-residential use that is solely related to the operation of the residential building, such as a leasing office. The applicant is proposing to develop Tract 3A as 100% commercial and Tract 3B as multi-family. The applicant is proposing 14 live/work units which would account for about 5% of the total multi-family units. The applicant is proposing to increase the maximum density from 26 dwelling units per acre to 28.06 dwelling units per acre.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Ms. Ware stated this development sits at a prominent location along Lake Ridge Parkway, and the PD contains standards that are designed to create a unique mixed-use development. Given that the conditions of the site and the surrounding area are largely unchanged from November 2018, staff recommends that the development standards for Tracts 3A and 3B remain in place. Staff also believes the existing townhome regulations should remain in place as a rear entry product with common landscaping and facade maintenance. To the extent that the proposed changes deviate from these standards, staff recommends those changes not be approved.

Commissioner Coleman asked if the Police Department expressed any concerns with the rear entry garages. Mr. Jones stated the Police Department supports rear entry garages.

Chairperson Spare asked in the original zoning request where there any photos submitted of the products at that time. Ms. Ware replied yes, but what they are proposing is different than what was originally approved. Mr. Jones stated the concept plan has changed.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Browning Stupp, 7104 Playa Imperial, Grand Prairie, TX, stepped forward in opposition to this request. When he purchased his property he was not told by the builder that this area had already been zoned. Traffic will become a nightmare and his children's safety is his major concern, this is a big development that will bring in lots of people, this would change the entire area/neighborhood and cause the schools to become over crowded. Transportation Planner Brett Huntsman stated Costal Blvd., Grandway Dr., and England Pkwy., would all become a 4-lane divided road to help elevate the traffic.

Kevin Toth, 7064 Surfside Lane, Grand Prairie, TX stepped forward in opposition to the case, he asked if signal lights would be added on Hanger Low and Lake Ridge and how would you get to the retail sites. Mr. Huntsman said there would not be any signal lights at those locations at this time, Lake Ridge and Grand Way have median breaks to get to the retail site.

Commissioner Fisher asked Mr. Stupp when he purchase his property, and is he acceptable to the original concept plan. Mr. Stupp replied about 4 months ago, 1st Texas Homes did not disclose this information to him.

Commissioner Connor asked at the time he purchased his home did he ask the builder about the adjacent property. Mr. Strupp replied yes, but was told that it would never develop because of the existing gas-well and open space.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Terrence Jobe with Alluvium Development, 2415 Somercrest, Midlothian, TX, stepped forward as the developer, owner, and applicant to the case. Mr. Jobe gave a presentation to the commission, and noted Grandway Drive would be required to be built to Lake Ridge to help with the traffic they would also be putting in decal-lanes and turning lanes on Lake Ridge Parkway. There are no buyers with the mix-use product and he hates to hear that 1st Texas Homes did not disclose this development to the adjacent homeowners. What he is proposing would not change the area the homes are considered villas and/or cottages. The roads would also be improved by this development. He said there was a staff member that is no longer with the city that encouraged them to come up with their own detached townhome standards. Their product would be expensive and would attract the young singles.

Chairperson Spare asked about the maintenance of the properties, when he hears a townhome he hears everything outside is not his problem. Mr. Jobe stated that is why he would rather call them villas or cottages rather than a townhome. He said there would be an HOA and PID. These villas/cottages would be an upgrade from the townhomes, the homes would be setback far enough for front entry garages, because they do not like putting in alleys on their projects. Each unit should have at least five parking spaces, the units would be more expensive and townhomes are no longer favorable at this time.

Chairperson Spare asked that he describe lock-and-leave. Mr. Jobe said that is something that is important to him and a lot of empty nesters. Mr. Spare said what it means to him is that all of the maintenance is taken care off so he might want to leave this out of his presentation, because you still have maintenance to do even with an HOA or PID.

Mr. Jobe stated the property would develop with good retail space they are providing a space where you can live and work, the retail space would be part of the multi-family use. His vision has change from a year ago townhomes are no longer attractive things have change and they don't believe it would bring them much value, but they do have a potential buyer for townhomes if this case is not approved they can still build them.

Commissioner Connor stated he is confused with Mr. Jobe's presentation, he understands he has two different builders, which product would he like to produce. Mr. Jobe apologized he is talking about the villa/townhome product, which is Gehan Homes.

Steve Lenart with Lenart Development Company, 520 Central Parkway, #104, Plano, TX representing the multi-family portion of this case. Mr. Lenart said at this time there is a lot of capitol in multi-family developments retail is not strong at the moment there a lot of empty retail spaces, because a lot of people shop online.

Commissioner Coleman stated he does not like commercial in residential areas, so retail to him would be a better fit for this location.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Chairperson Spare asked for the City's position in changing from agricultural to multi-family. Mr. Jones replied staff uses the Future Land Use Map as a guide and under the FLUM this type of development being proposed is not what we would consider a mix use development.

Jamie Rae Mitchell with Gehan Homes, 3500 Fairmont Street, Dallas, TX, stepped forward in support of this request, she calls them villas or Cottages she does not consider them to be townhomes, the homes would be 1,300 sq. ft. to 2,200 sq. ft. the product cannot be modified nor would it comply with Appendix W. This is for someone that wants to downsize with lower maintenance. Their product would be a real win for the city they are currently building a cottage style home in Viridian. She said front yard garages are safer than having them in the back yard.

Commissioner Connor stated when he visited Florida he stayed in a villa which was beautiful, but the homes were too closed together, he asked if the backyards of these homes would be fenced. Mrs. Mitchell replied yes the homes would be fence and there would be a minimum of 10 ft. separation between the homes.

Chairperson Spare stated there are two parts to this request, first do we want the townhomes that are approved or do we want to lower the density for a better product. He believes the villas are a better option than the townhomes. The second part of the request is the mix use, he was on PZ at the time this zoning case came forward and he thought the development would be similar to the one in Mansfield. He stated he likes the houses, but not the change to the retail, we approved the mixed use and that is what he wants to see for this location.

Commissioner Conner stated he was also on the PZ when this case was first presented and he liked the development. He agrees with Chairperson Spare and can approve the villas, but would like to keep the mix used component.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case Z181101/CP181101A, and approve the request to change from the attach townhomes to the detached villas and deny the changes to the multi-use development. The action and vote being recorded as follows:

Motion: Fisher

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

PUBLIC HEARING AGENDA Item #8- TA191201 - Text Amendment - Hotel/Motel. Chief City Planner David Jones presented the case report and gave a Power Point presentation for an Amendment to various articles of the Unified Development Code to establish hotel and lodging definitions and classifications, and to establish standards for hotel development and redevelopment. The applicant is the City of Grand Prairie Planning Department.

Mr. Jones stated the City has witnessed a recent increase in requests for hotels, particularly budget hotels and those offering extended stay accommodations. During deliberations regarding a Specific Use Permit request for a hotel on the north side of Interstate 20, the Planning and Zoning Commission and the City Council expressed concern regarding the number, concentration, and character of some proposed new hotels, particularly in the southern portion of the city. Subsequently, staff was directed to prepare an ordinance updating and establishing zoning and land use guidelines for hotel development. The current regulations in the UDC simply define a hotel as transient lodging intended for patrons that do not stay longer than 30 days. There are no other requirements that a hotel provide amenities or addition features beyond what is required for any other commercial building, even though they are used for lodging members of the public. The current ordinance also requires an SUP only if a hotel is within an overlay, within 200 feet of residential, or within 900 feet of a similar use. The ordinance proposed by staff draws from several best practices used by other cities to regulate hotels by means of a Chain Scale Rating, amenities and features requirements, and restrictions on concentration and separation distance between hotels. The ordinance also establishes an SUP requirement for hotels anywhere in the city. Any existing hotel that is abandoned or destroyed would be required to obtain an SUP prior to resuming operations or reconstruction. Staff presented these changes to the Public Safety, Health, and Environment Committee on November 4th, and the City Council Development Committee on November 5th. Both Committees recommended approval.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case TA191201 as presented, noting that they would like to see staff explore a comprehensive ordinance addressing short-term residential rentals (such as Airbnb). The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

Commission Landrum moved to adjourn the meeting. The meeting adjourned at 8:25 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

An audio recording of this meeting is available on request at 972-237-8255.



Legislation Details (With Text)

File #: 19-9627 **Version:** 1 **Name:** P200103 - Gibson's Addition, Lots 1 and 2, Block 1
Type: Agenda Item **Status:** Consent Agenda
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: P200103 - Final Plat - Gibson's Addition, Lots 1 and 2, Block 1 (Commissioner Hedin/City Council District 2). A Final Plat to create Lots 1 and 2, Block 2 out of 5.928 acres out of the Allen Jenkins Survey, Abstract No.713. Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The consultant is Michael Davis, Bannister Engineering and the owner is Chase Debaun, David Nicklas Organ Donor Awareness Foundation, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A- Location Map](#)
[Exhibit B- Final Plat](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

P200103 - Final Plat - Gibson's Addition, Lots 1 and 2, Block 1 (Commissioner Hedin/City Council District 2). A Final Plat to create Lots 1 and 2, Block 2 out of 5.928 acres out of the Allen Jenkins Survey, Abstract No.713. Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The consultant is Michael Davis, Bannister Engineering and the owner is Chase Debaun, David Nicklas Organ Donor Awareness Foundation, Inc.

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for 5.928 acres out of the Allen Jenkins Survey, Abstract No.713, City of Grand Prairie, Dallas County, Texas, zoned (PD-394) and addressed as 2422 S Carrier Parkway

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create two lots for multi-family and retail/restaurant uses.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|-----------|------------------------------|
| North | GR | School |
| South | GR | Retail |
| West | GR | Carwash, Restaurant |
| East | GR, C, MF | Retail, Office, Multi-Family |

HISTORY:

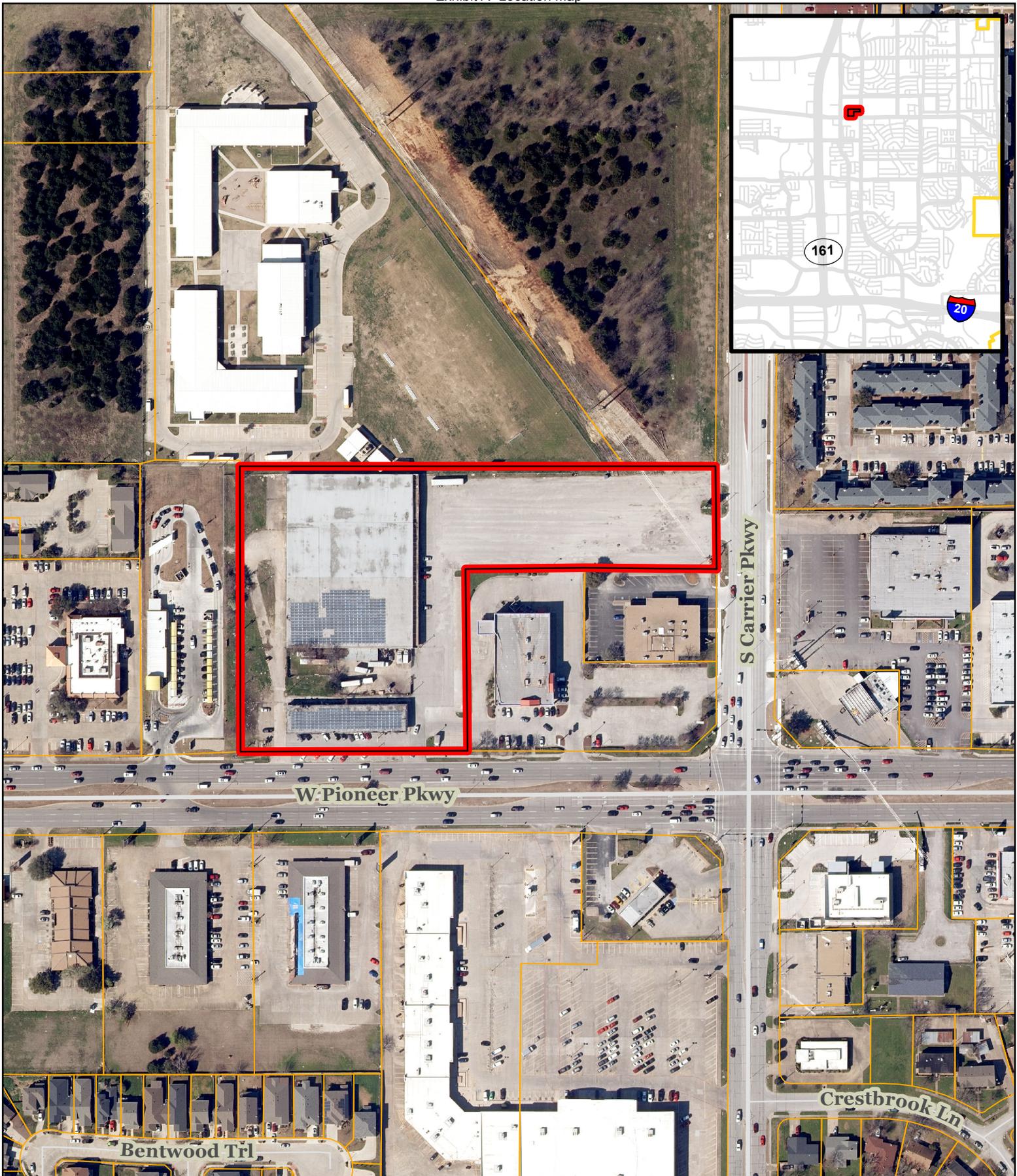
- On October 15th, 2019 City Council approved a Zone Change and Site Plan (Case Number Z191001/S191005) for multi-family, retail, and restaurant uses.

PLAT FEATURES:

Lot 1 will be accessible from Carrier Parkway and Lot 2 has access from Pioneer Parkway. In addition, there is an access easement between the north and south internal property lines. The plat depicts the necessary existing utility easements and a 10 foot gas easement to be abandoned by a instrument number, that will need to be referenced on the plat once released. The plat meets density and dimensional requirements in the UDC.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval, with the condition that final recordation will occur after engineering plans are recieved.



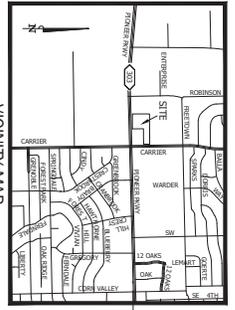
CASE LOCATION MAP
Case Number P200103
Gibson's Addition, Lots 1 and 2, Block 1



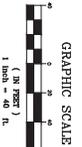
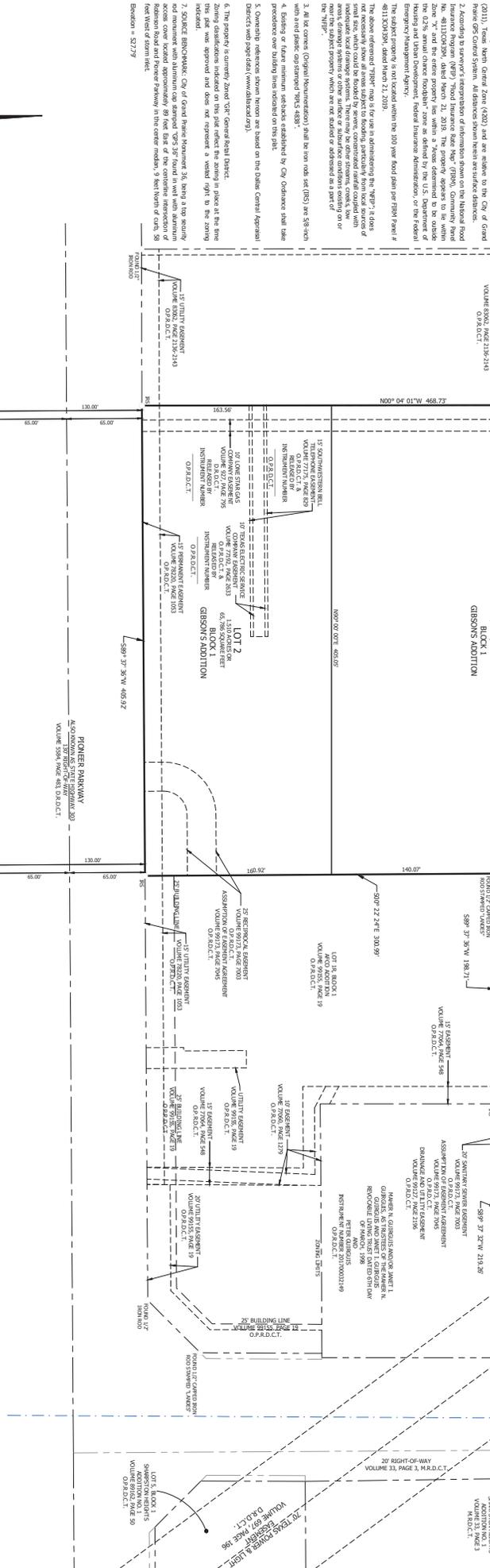
City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

VICINITY MAP
GRAND PRAIRIE, TEXAS



- GENERAL NOTES:**
- All bearings shown herein are True North from Coahuila System, NAD83 (0111). (See Survey Certificate for details.)
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 48110C0290, dated March 21, 2019, the property appears to be within the 0.2% annual chance floodplain zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The subject property is not located within the 100 year flood plain per FIRM Panel # 1113091290, dated March 21, 2019. For use in determining the "height" of a structure, it is necessary to show all areas subject to flooding, including storm water runoff, and any areas which could be flooded by wave, overtopped rainfall coupled with wind, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not defined or addressed as a part of the FIRM.
 3. All lot corners (Original Measurements) shall be iron rods set (IRS) per 5/8 inch diameter and 18 inch long.
 4. Easements or other encumbrances established by City Ordinance shall take precedence over boundary lines indicated on this plat.
 5. Generally, reference shown herein are based on the Official Central Appraisal Districts map program (www.waasweb.org).
 6. The property is currently zoned City General Residential District.
 7. Zoning regulations indicated on this plat affect the zoning in place at the time indicated.
 8. Any proposed use that does not conform to the zoning in place at the time approved may not be approved until the zoning is changed.
 9. SUBJECT BENCHMARK: City of Grand Prairie Monument 36, being a brass survey monument with aluminum stamped "GPS 36" found in well with aluminum corner cover located approximately 81 feet east of the northern intersection of Pioneer Parkway and the center median, 1 West Station of CDS, 38 West Station of CDS.
 10. Elevation = 527.79'



BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817-842-2094 | 817-842-2095 fax
PROJECT NO.: 116-19-002

This plat filed in Instrument No. _____, Date _____

FINAL PLAT
GIBSON'S ADDITION
LOTS 1 and 2, BLOCK 1
2 LOTS
5.928 acres out of the Allen Jenkins Survey,
Abstract No. 713
City of Grand Prairie, Dallas County, Texas
Date Prepared: October 2019
SHEET 1 OF 2
Case: SD# P200103

OWNER/DEVELOPER:
BANNISTER ENGINEERING, LLC
DAVID BANNISTER, OWNER
MANFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RMA
PHONE: 817-842-2094
MDC@bannistereng.com
davis@bannistereng.com

OWNER/DEVELOPER:
DAVID NICKOLSON DONOR
2855 SOUTH BERTHLEME ROAD
GRAND PRAIRIE, TX 75225
CONTACT: Chase DeHaven
chase@bannistereng.com



Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|----------------------|--|
| File #: | 19-9629 | Version: | 1 | Name: | P200106 - Warrior Addition, Lot 2, Block 1 |
| Type: | Agenda Item | Status: | | Status: | Consent Agenda |
| File created: | 12/10/2019 | In control: | | In control: | Planning and Zoning Commission |
| On agenda: | 1/6/2020 | Final action: | | Final action: | |
| Title: | P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. | | | | |
| Sponsors: | | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Exhibit A - Location Map.pdf Exhibit B - Final Plat.pdf | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Chris Hartmann

Title
P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.

Presenter
David P. Jones, AICP

Recommended Action
Approve

Analysis
SUMMARY:

Final Plat for Lot 2, Block 1, Warrior Addition. Tract 185 1C & 1H, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned LI, located at the northeast corner of S. Great Southwest

Pkwy and W. Warrior Trail, and addressed as 2590 W. Warrior Trail.

PURPOSE OF REQUEST:

The purpose of this request is to create one lot on 10.506 acres, dedicate right-of-way along Great Southwest Pkwy, and establish utility easements.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|--------|-----------------------|
| North | LI | Office/Warehouse |
| South | PD-58 | Commercial |
| West | LI | Grand Prairie Airport |
| East | LI | Undeveloped |

ZONING REQUIREMENTS:

The subject property is zoned LI. The following table evaluates the applicable density and dimensional requirements.

Table 2: Density and Dimensional Requirements

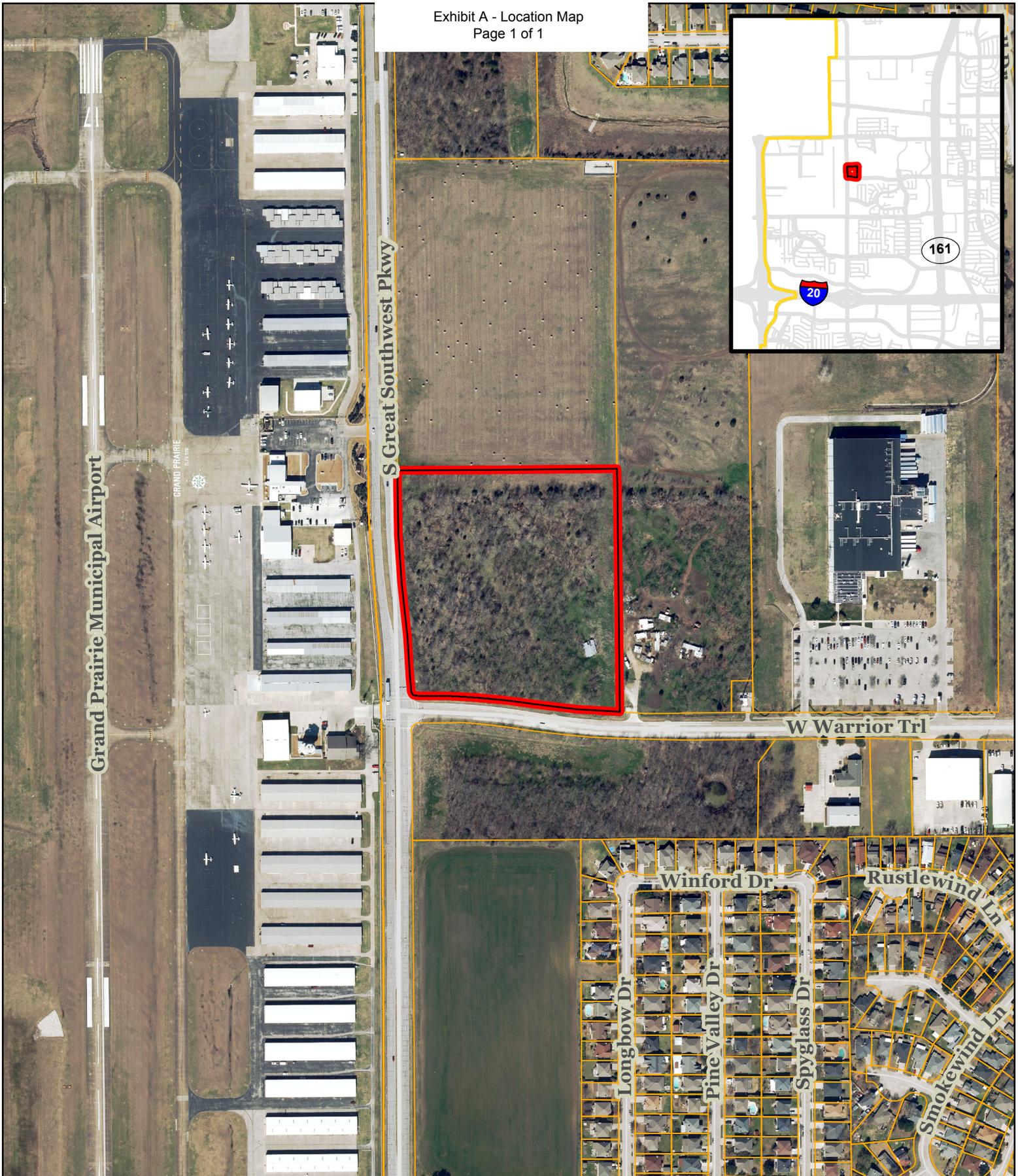
| Standard | Required | Provided | Meets |
|-------------------------|----------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 15,000 | 457,630 | Yes |
| Min. Lot Width (Ft.) | 100 | 628.4 | Yes |
| Min. Lot Depth (Ft.) | 150 | 692.5 | Yes |
| Front Setback (Ft.) | 25 | 25 | Yes |

PLAT FEATURES:

The plat depicts existing easements and establishes the necessary utility, water, and drainage easements. An existing off-site easement will provide a second point of access to the north along Great Southwest Pkwy.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

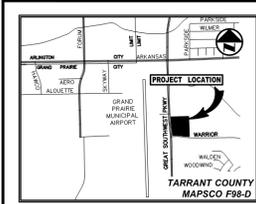


CASE LOCATION MAP
Case Number P200106
Warrior Addition, Lot 2, Block 1

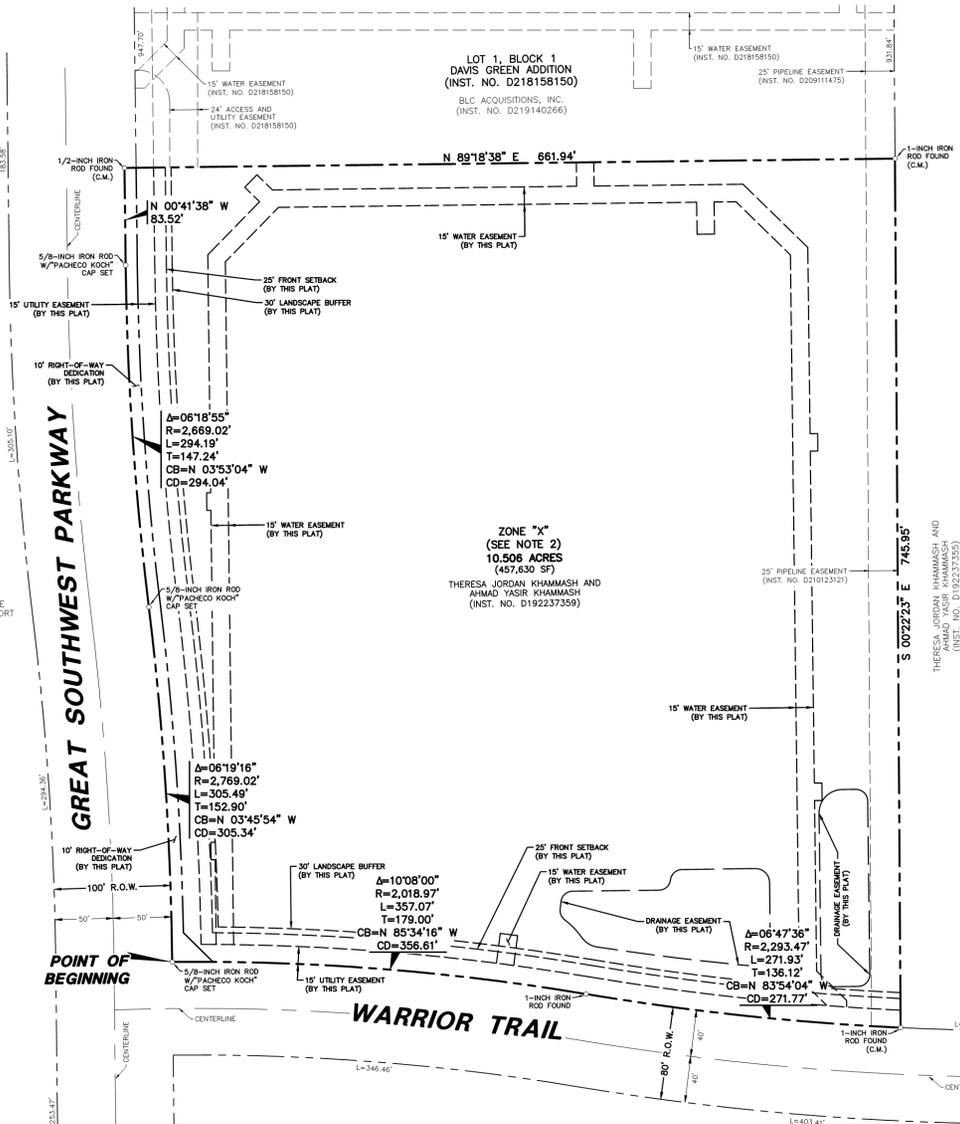


City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LINE
 - - - - - CONTROLLING MONUMENT (C.M.)



OWNER'S CERTIFICATION
 STATE OF TEXAS
 COUNTY OF DALLAS

DESCRIPTION, of a 10.506 acre tract of land situated in the Jose Gill Survey, Abstract No. 567, Tarrant County, Texas; said tract being all of that tract of land known as Lot 2, Block 1, Warrior Addition, an addition to the City of Grand Prairie, Texas according to the plat recorded in Instrument No. D192237359 of the Official Public Records of Tarrant County, Texas; said 10.506 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the intersection of the east right-of-way line of Great Southwest Parkway (a 100-foot wide right-of-way) and the north right-of-way line of Warrior Trail (a 80-foot wide right-of-way), said point being the beginning of a curve to the left;

THENCE, along the said east line of said Great Southwest Parkway, the following three (3) calls:

In a northerly direction and along said curve to the left, having a central angle of 06 degrees, 19 minutes, 01 seconds, a radius of 2,769.02 feet, a chord bearing and distance of North 03 degrees, 45 minutes, 46 seconds West, 305.14 feet, an arc distance of 305.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the right;

In a northerly direction and along said curve to the right, having a central angle of 06 degrees, 18 minutes, 55 seconds, a radius of 2,769.02 feet, a chord bearing and distance of North 03 degrees, 52 minutes, 48 seconds West, 294.04 feet, an arc distance of 294.19 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 41 minutes, 22 seconds West, a distance of 83.72 feet to a 1/2-inch iron rod found for corner;

THENCE, North 89 degrees, 18 minutes, 38 seconds East, departing the said east line of Great Southwest Parkway, at a distance of 10 feet to the southwest corner of Lot 1, Block 1, Davis Green Addition, an addition to the City of Grand Prairie, Texas according to the plat recorded in Instrument No. D218158150 of said Official Public Records and continuing a total distance of 651.96 feet to a 1-inch iron rod found for corner; said point being the southeast corner of said Lot 1, Block 1 and in the west line of a tract of land described in RCT Texas Special Warranty Deed to Theresa Jordan Khammash and Ahmad Yasir Khammash recorded in Instrument No. D192237355 of the Deed Records of Tarrant County, Texas;

THENCE, South 00 degrees, 22 minutes, 23 seconds East, along the west line of said Theresa Jordan Khammash and Ahmad Yasir Khammash tract, a distance of 745.95 feet to the 1-inch iron rod found in the said north line of Warrior Trail; said point being the beginning of a non-tangent curve to the right;

THENCE, along the said north line of Warrior Trail, the following two (2) calls:

In a westerly direction and along said curve to the right, having a central angle of 06 degrees, 47 minutes, 36 seconds, a radius of 2,203.47 feet, a chord bearing and distance of North 83 degrees, 54 minutes, 54 seconds West, 356.68 feet, an arc distance of 271.93 feet to a 1-inch iron rod found for corner at the end of said curve; said point being the beginning of a reverse curve to the left;

In a westerly direction and along said curve to the left, having a central angle of 10 degrees, 08 minutes, 07 seconds, a radius of 2,018.97 feet, a chord bearing and distance of North 85 degrees, 34 minutes, 19 seconds West, 356.68 feet, an arc distance of 357.14 feet to the POINT OF BEGINNING;

CONTAINING: 457,630 square feet or 10.506 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TERESA JORDAN KHAMMASH** and **AHMAD YASIR KHAMMASH** do hereby adopt this plat designating the heron above described property as **LOT 2, BLOCK 1, WARRIOR ADDITION**, an addition to the City of Grand Prairie, Texas and do hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing any part 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 and service required or ordinarily performed by that utility.

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

WITNESS MY HAND this ____ day of _____, 2019.

By: _____
 Title: _____

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 same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas _____
 My commission expires: _____

SURVEYOR'S CERTIFICATION
 STATE OF TEXAS
 COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That, I, **Jonathan E. Cooper**, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Grand Prairie, Texas.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 12/10/19.

Jonathan E. Cooper
 Registered Professional Land Surveyor
 No. 3369

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Jonathan E. Cooper**, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of November, 2019.

Notary Public in and for the State of Texas _____
 My commission expires: _____

THIS PLAT FILED IN: _____
INSTRUMENT NO. _____
DATE: _____

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Tarrant County 180DT factor of 1.00002.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and incorporated Areas, Map No. 49433C0360L, Community-Panel No. 485472 0360 L, Map Revised: March 21, 2019. All of the subject property is shown to be located in Zone "X" Floodway on said map. The location of the said floodzones is based on said map, if appropriate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual Chance Floodplain.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicating.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

FINAL PLAT
LOT 2, BLOCK 1
WARRIOR ADDITION
 10.506 ACRES
 AND BEING OUT OF THE
 JOSE GILL SURVEY, ABSTRACT NO. 567
 CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
 CASE NUMBER: P200106

| | | | |
|---|---|--|--|
| OWNER TERESA AND AHMAD KHAMMASH 2411 GARDEN PARK CT. ARLINGTON, TEXAS 76013 | APPLICANT IRONWOOD REALTY PARTNERS, LLC 3030 LBJ FREEWAY, SUITE 1390 DALLAS, TEXAS 75234 PH: (214) 255-3031 CONTACT: ROBERT W. RICE | SURVEYOR / ENGINEER PACHECO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: JONATHAN E. COOPER | Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-1008000 |
| DRAWN BY KAJ | CHECKED BY ACD | SCALE 1"=50' | DATE NOV. 2019 |
| JOB NUMBER 4116-19-357 | | | |

A0072, 11/15/19, 11:48 AM
 W:\Users\JAY\OneDrive\Documents\191115\DWG\SURVEY\CAD 2018\4116-19-357\FINAL.DWG

FINAL PLAT - LOT 2, BLOCK 1, WARRIOR ADDITION



Legislation Details (With Text)

File #: 19-9630 **Version:** 1 **Name:** P200107 - Kednus Addition, Lot 1, Block 1
Type: Agenda Item **Status:** Consent Agenda
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1).Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1).Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Lot 1, Block 1, Kednus Addition. Lot D & 13, Block 1, GSID Community #1, City of Grand Prairie, Tarrant County, Texas, zoned LI, generally located at the southwest corner of Avenue J East and 107th St, and addressed as 613 Avenue J East.

PURPOSE OF THE REQUEST:

The purpose of the request is to create one lot on 7.49 acres and establish utility easements. On June 18, 2019, City Council approved a Site Plan (Case Number S190601) for a 36,000 sq. ft. office/warehouse on the subject property.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|---------|-------------------------|
| North | LI | Industrial |
| South | PD-329A | Rehabilitation Facility |
| West | LI | Branch of Johnson Creek |
| East | LI | Outside Storage |

ZONING REQUIREMENTS:

The subject property is zoned LI. The following table evaluates the applicable density and dimensional requirements.

Table 2: Density and Dimensional Requirements

| Standard | Required | Provided | Meets |
|-------------------------|----------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 15,000 | 457,630 | Yes |
| Min. Lot Width (Ft.) | 100 | 619.66 | Yes |
| Min. Lot Depth (Ft.) | 150 | 437 | Yes |
| Front Setback (Ft.) | 25 | 25 | Yes |

PLAT FEATURES:

The plat depicts existing utility easements and an erosion hazard setback and establishes necessary utility easements.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



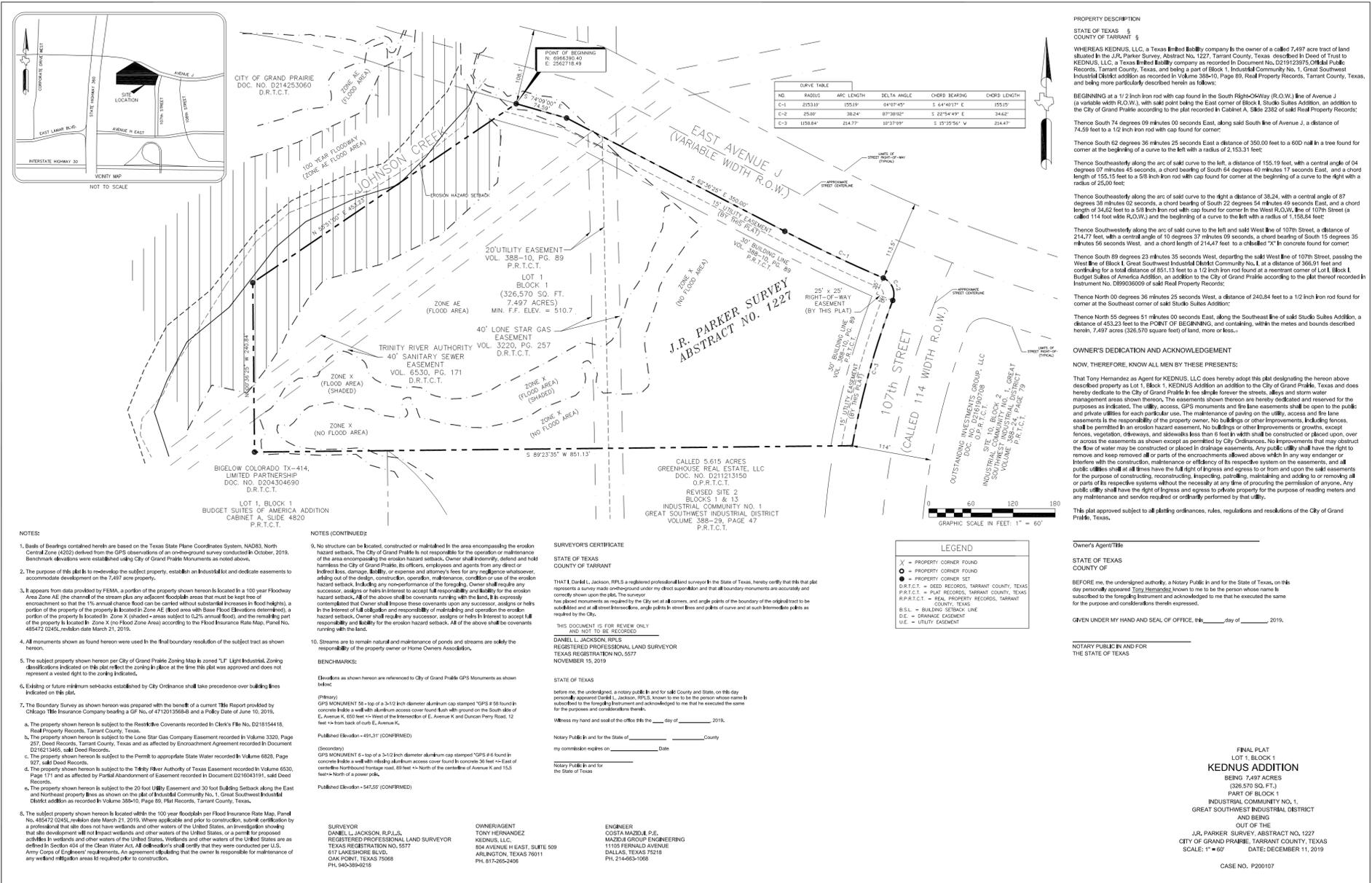
CASE LOCATION MAP
Case Number P200107
Kednus Addition, Lot 1, Block 1



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

Exhibit B - Final Plat
Page 1 of 1



NOTES:

1. Basis of Bearings contained herein are based on the Texas State Plane Coordinates System, NAD83, North Central Zone (202) derived from the GPS observations of an observational survey conducted in October, 2019. Benchmark elevations were established using City of Grand Prairie Monuments as noted above.
2. The purpose of this plat is to redivide the subject property, establish an Industrial lot and dedicate easements to accommodate development on the 7.497 acre property.
3. It appears from data provided by FEMA, a portion of the property shown herein is located in a 100 year Floodway Area Zone AE (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights), a portion of the property is located in Zone AE (flood area with Base Flood Elevations determined), a portion of the property is located in Zone X (shaded) areas subject to 0.2% annual flood, and the remainder part of the property is located in Zone X (NO FLOOD AREA) according to a Flood Insurance Rate Map, Panel No. 485472 0248, refiled on March 21, 2015.
4. All monuments shown as found herein were used in the final boundary resolution of the subject tract as shown herein.
5. The subject property shown herein per City of Grand Prairie Zoning Map is zoned "L1 Light Industrial, Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. The Boundary Survey as shown herein was prepared with the benefit of a current "L1" Report provided by Chicago Title Insurance Company bearing a Ref No. of 412013564 and a Public Date of June 10, 2019.
8. The property shown herein is subject to the **Resubdivided** Covenants recorded in Clerk's File No. D21155418, Real Property Records, Tarrant County, Texas.
9. The property shown herein is subject to the Lone Star Gas Company Easement recorded in Volume 3320, Page 257, Deed Records, Tarrant County, Texas and as affected by Encroachment Agreement recorded in Document D21621340, said Deed Records.
10. The property shown herein is subject to the Permit to appropriate State Water recorded in Volume 6828, Page 127, said Deed Records.
11. The property shown herein is subject to the Trinity River Authority of Texas Easement recorded in Volume 6530, Page 171 and as affected by Partial Abandonment of Easement recorded in Document D216043191, said Deed Records.
12. The property shown herein is subject to the 20 foot Utility Easement and 30 foot Building Setback along the East and Northwest property lines as shown on the plat of Industrial Community No. 1, Great Southwest Industrial District addition as recorded in Volume 388-10, Page 89, Plat Records, Tarrant County, Texas.
13. The subject property shown herein is located within the 100 year floodplain per Flood Insurance Rate Map, Panel No. 485472 0248, refiled on March 21, 2015. Where applicable and prior to construction, substantial contribution by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All obligations shall comply that they were conducted per U.S. Army Corps of Engineers requirements, an agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

NOTES (CONTINUED):

14. No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the erosion hazard setback, including any nonperformance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be consistent with the best interests of the community and shall not be construed to limit the liability of the owner or any successor, assigns or heirs in interest of full obligation and responsibility of maintaining and operation the erosion hazard setback. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be consistent with the land.
15. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association.

BENCHMARKS:

Elevations as shown herein are referenced to City of Grand Prairie GPS Monuments as shown below:

(Primary)
GPS MONUMENT 56 - top of a 3-1/2 inch diameter aluminum cap stamped "GPS # 56" found in concrete 160 feet west of the intersection of E. Avenue K and Duncan Ferry Road, 12 feet north from back of E. Avenue K.

Published Elevation = 491.31' (CONFIRMED)

(Secondary)
GPS MONUMENT 6 - top of a 3-1/2 inch diameter aluminum cap stamped "GPS # 6" found in concrete 160 feet west of the intersection of E. Avenue K and Duncan Ferry Road, 12 feet north from back of E. Avenue K.

Published Elevation = 547.02' (CONFIRMED)

SURVEYOR
DANIEL L. JACKSON, RPLS,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5577
6714 AOKESHORE BLVD.,
OAK POINT, TEXAS 75068
PH: 940-389-6216

OWNER/AGENT
TONY HERRANDEZ
KEDNUS, LLC
804 AVENUE H EAST, SUITE 509
ARLINGTON, TEXAS 76011
PH: 817-265-2406

ENGINEER
COSTA MAZDA P.E.
MAZDA GROUP ENGINEERING
11105 FERNALD AVENUE
DALLAS, TEXAS 75228
PH: 214-663-1068

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS KEDNUS, LLC, a Texas limited liability company is the owner of a called 7.497 acre tract of land situated in the J.R. Parker Survey, Abstract No. 1227, Tarrant County, Texas, described in Deed of Trust to KEDNUS, LLC, a Texas limited liability company as recorded in Document No. D21912975, Official Public Records, Tarrant County, Texas, and being a part of Block 1, Industrial Community No. 1, Great Southwest Industrial District addition as recorded in Volume 388-10, Page 89, Real Property Records, Tarrant County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the South Right-of-Way (R.O.W.) line of Avenue J (a variable width R.O.W.), with said point being the East corner of Block 1, Studio Suites Addition, an addition to the City of Grand Prairie according to the plat recorded in Cabinet A, 388-2352 of said Real Property Records;

Thence South 74 degrees 09 minutes 00 seconds East, along said South line of Avenue J, a distance of 74.59 feet to a 1/2 inch iron rod with cap found for corner;

Thence South 62 degrees 36 minutes 25 seconds East a distance of 620.00 feet to a 60D nail in a tree found for corner at the beginning of a curve to the left with a radius of 2,153.31 feet;

Thence Southwesterly along the arc of said curve to the left, a distance of 155.19 feet, with a central angle of 04 degrees 07 minutes 45 seconds, a chord bearing of South 54 degrees 40 minutes 17 seconds East, and a chord length of 155.15 feet to a 5/8 inch iron rod with cap found for corner at the beginning of a curve to the right with a radius of 250.00 feet;

Thence Southwesterly along the arc of said curve to the right a distance of 38.24, with a central angle of 67 degrees 38 minutes 02 seconds, a chord bearing of South 22 degrees 54 minutes 49 seconds East, and a chord length of 34.62 feet to a 5/8 inch iron rod with cap found for corner in the West R.O.W. line of 107th Street (a called 114 foot wide R.O.W.) and the beginning of a curve to the left with a radius of 1,158.84 feet;

Thence Southwesterly along the arc of said curve to the left and said West line of 107th Street, a distance of 214.77 feet, with a central angle of 10 degrees 37 minutes 09 seconds, a chord bearing of South 15 degrees 35 minutes 56 seconds West, and a chord length of 214.47 feet to a 60D nail in concrete found for corner;

Thence South 89 degrees 23 minutes 35 seconds West, departing the said West line of 107th Street, passing the West line of Block 1, Great Southwest Industrial District Community No. 1, at a distance of 360.00 feet and continuing for a total distance of 85.13 feet to a 1/2 inch iron rod found at a northeast corner of Lot 1, Block 1, Budget Suites of America Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. D26902009 of said Real Property Records;

Thence North 00 degrees 38 minutes 25 seconds West, a distance of 240.84 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Studio Suites Addition;

Thence North 55 degrees 51 minutes 00 seconds East, along the Southeast line of said Studio Suites Addition, a distance of 453.23 feet to the POINT OF BEGINNING, and containing, within the metes and bounds described herein, 7.497 acres (326,570 square feet) of land, more or less.

OWNERS DEDICATION AND ACKNOWLEDGMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tony Hernandez as Agent for KEDNUS, LLC does hereby adopt this plat designating the heron above described property as Lot 1, Block 1, KEDNUS Addition an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of zoning on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growth, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity of any form 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 and service required or ordinarily performed by that utility.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Owner's Agent/Title

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Hernandez, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Legislation Details (With Text)

File #: 19-9635 **Version:** 1 **Name:** S200101 - Camp Wisdom Plaza
Type: Ordinance **Status:** Consent Agenda
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail uses. Located at 2800 & 2812 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahuani, Jahani Consulting Engineers Inc. and the owner is Anil Pathaic.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A- Location Map](#)
[Exhibit B- Site Plan](#)
[Exhibit C- Elevations](#)
[Exhibit D- Landscape Plan](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak.
City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A Site Plan for Gas Station, Convenience Store and Retail uses, located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130

PURPOSE OF REQUEST:

The applicant intends to construct a 9,919 sq. ft. convenience store with a drive-thru and retail space on 2.589 acres. Any commercial development in a planned development district requires City Council approval of a Site Plan. Development at this location requires Site Plan approval by City Council.

HISTORY:

On December 6, 1983 City Council approved Planned Development 130.

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-130 | Single-Family Residences |
| East | PD-130 | Undeveloped Lot, Single-Fam |
| South | PD 267 | Undeveloped Lot, Single-Fam |
| West | PD-130 | Single-Family Residences |

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed uses are a Gas Station, Convenience Store, and Retail. The Site Plan includes a 9,919 sq. ft. building separated into a 4,275 sq.ft. convenience store with a drive thru and four 1,411 sq. ft. retail tenant spaces, two way circulation, dumpster enclosure, and 120 parking spaces. The site will be accessible from West Camp Wisdom and Lynn Road.

Phase II, shown in the hatched area on the site plan will constructed separately from the first phase and will need to show dimensions, landscaping and elevation plans prior to construction.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

| Standard | Required | Provided | Meets |
|-------------------------------|----------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 5,000 | 112,795 | Yes |
| Min. Lot Width (Ft.) | 50 | 473 | Yes |
| Min. Lot Depth (Ft.) | 100 | 412 | Yes |
| Front Setback (Ft.) | 25 | 147 | Yes |
| Rear Setback (Ft.) | 20 | 24 | Yes |
| Max. Height (Ft.) | 25 | 33 | No |
| Max. Floor Area Ratio (.25:1) | | .10:1 | Yes |

Parking Requirements

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3: Parking Summary

| Standard | Required | Provided | Meets |
|--------------|----------|----------|-------|
| Gas Station | 8 | | |
| Retail | 20 | | |
| Total Spaces | 65 | 124 | Yes |

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8. The table below summarizes these requirements. The proposal meets all of the landscape and screening requirements.

Table 4: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|--------------------------|----------|----------|-------|
| Landscape Area (Sq. Ft.) | 11,280 | 11,280 | Yes |
| Trees | 23 | 58 | Yes |
| Shrubs | 226 | 228 | Yes |

Building Design

The building is primarily stucco and stone veneer with caststone and brick accents.

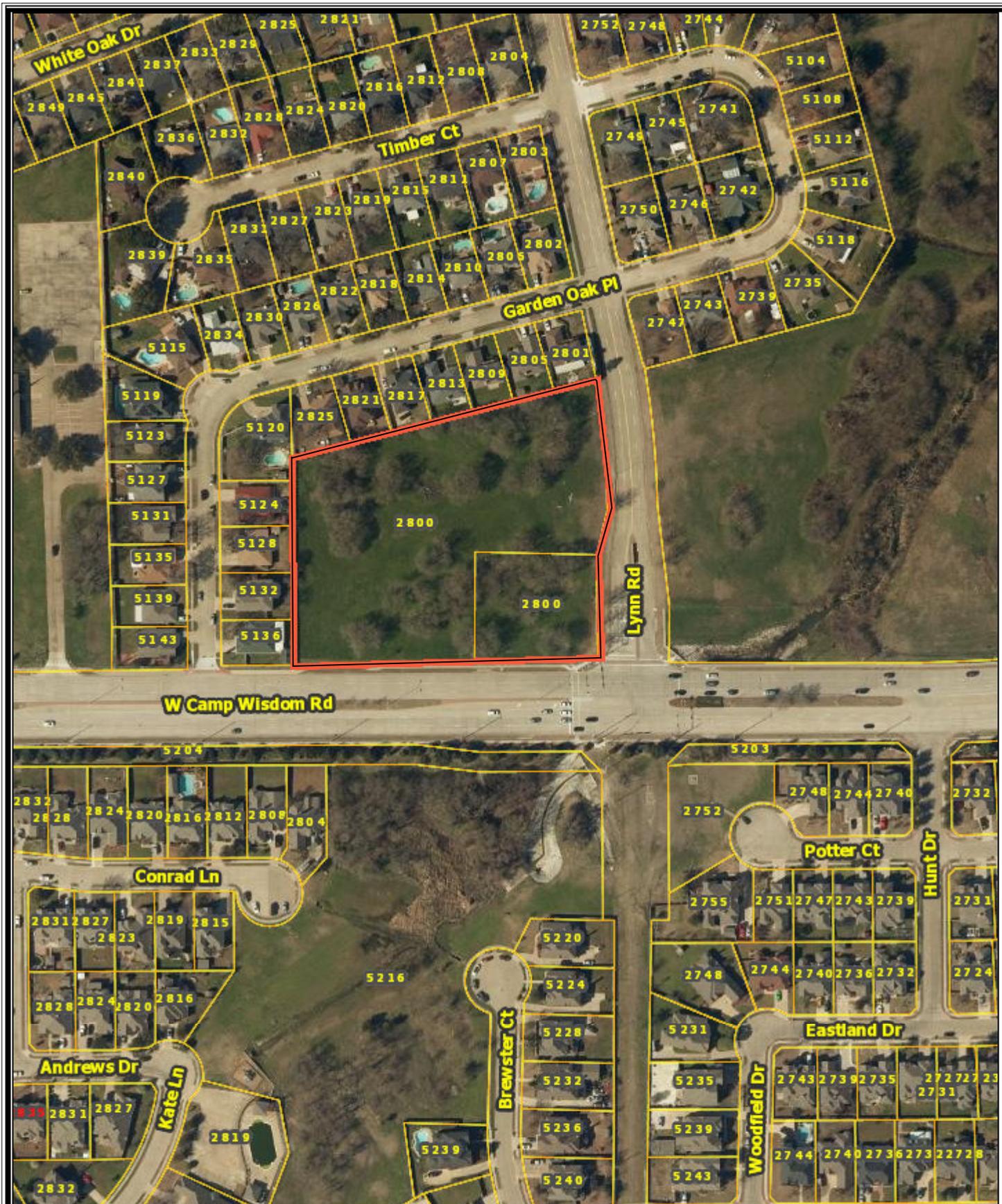
The following elements have been selected: Material mix, stone accent, color contrast, corner treatment, and articulation elements. The proposed building elevations meet the site plan requirements.

VARIANCES:

The applicant is requesting a variance to the 25 ft height limitation, to allow for a 33 ft tall building. The variance is only for the towers at the corners of the building. The UDC allows for 15 feet of extra height on architectural elements, however, for every foot in height, the building must be set back an additional foot, and because this is not in the overlay council can approve up to a 20% height relief.

RECOMMENDATION:

The property will need to be platted prior to development. Phase II and III in the hatched area are separate phases that shall be constructed with construction of the future buildings, and future phases will be subject to Site Plan review. DRC recommends approval of the Site Plan.



W Camp Wisdom Rd

Garden Oak Pl

Lynn Rd

Conrad Ln

Andrews Dr

Kate Ln

Brewster Ct

Potter Ct

Eastland Dr

Woodfield Dr

Hunt Dr

130 0 130 Ft

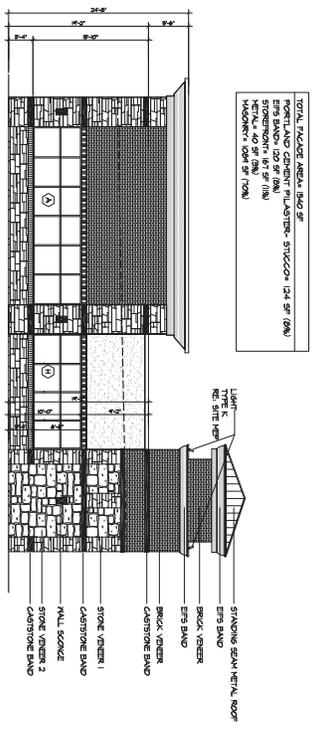
Camp Wisdom S200101

Date: 1/3/2020 Time: 9:05:32 AM

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.

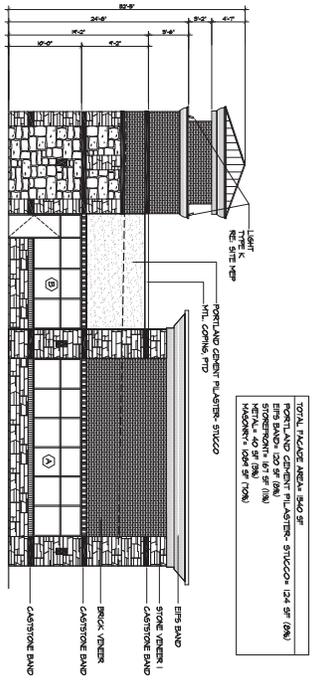


 Parcels



04 SIDE ELEVATION- WEST

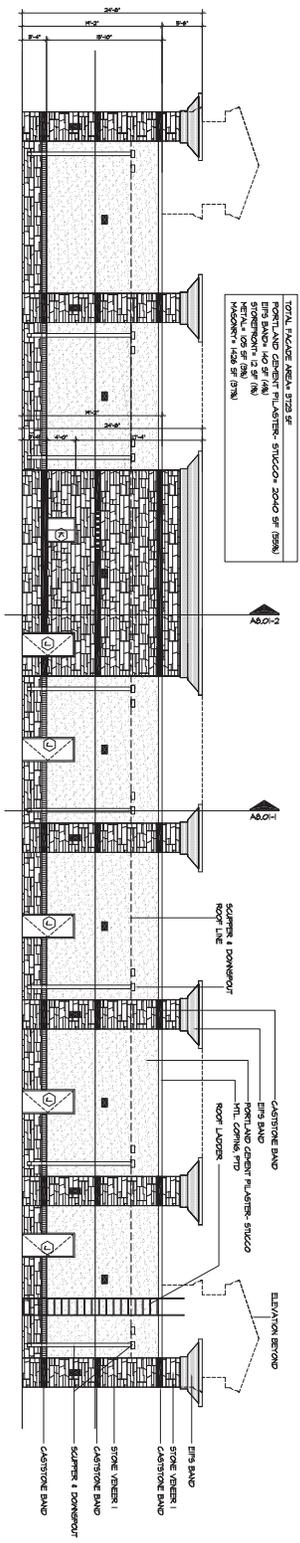
1/8"=1'-0"



03 SIDE ELEVATION- EAST

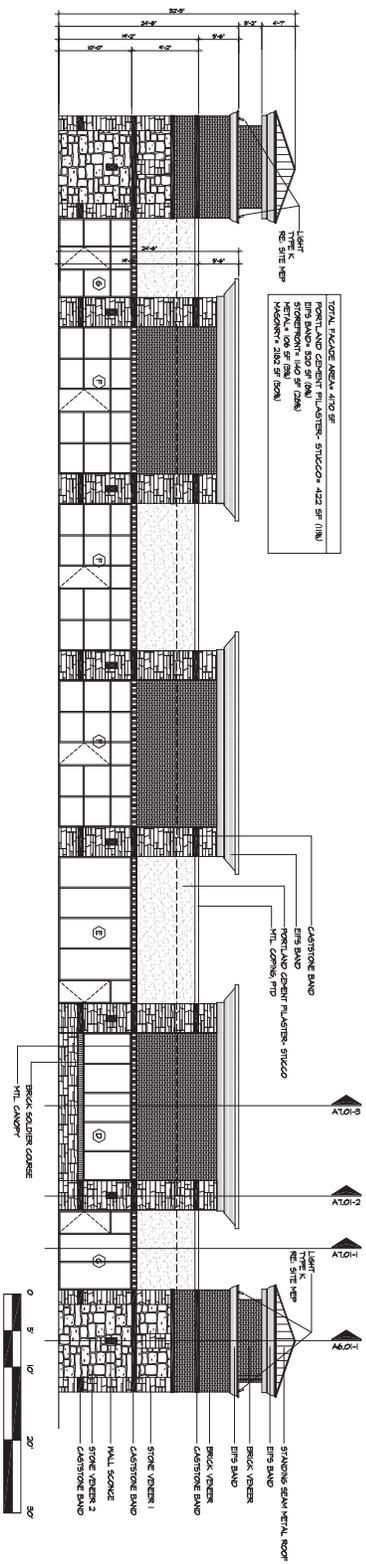
1/8"=1'-0"

Exhibit C- Elevations



02 REAR ELEVATION- NORTH

1/8"=1'-0"



01 FRONT ELEVATION- SOUTH

1/8"=1'-0"

MA International
2801 Perth Street
Dallas, TX 75220
jdmads@yahoo.com
F-3485

| NO. | DATE | REVISION |
|-----|---------|-----------------------|
| 1 | 1/21/11 | CONSTRUCTION DOCUMENT |

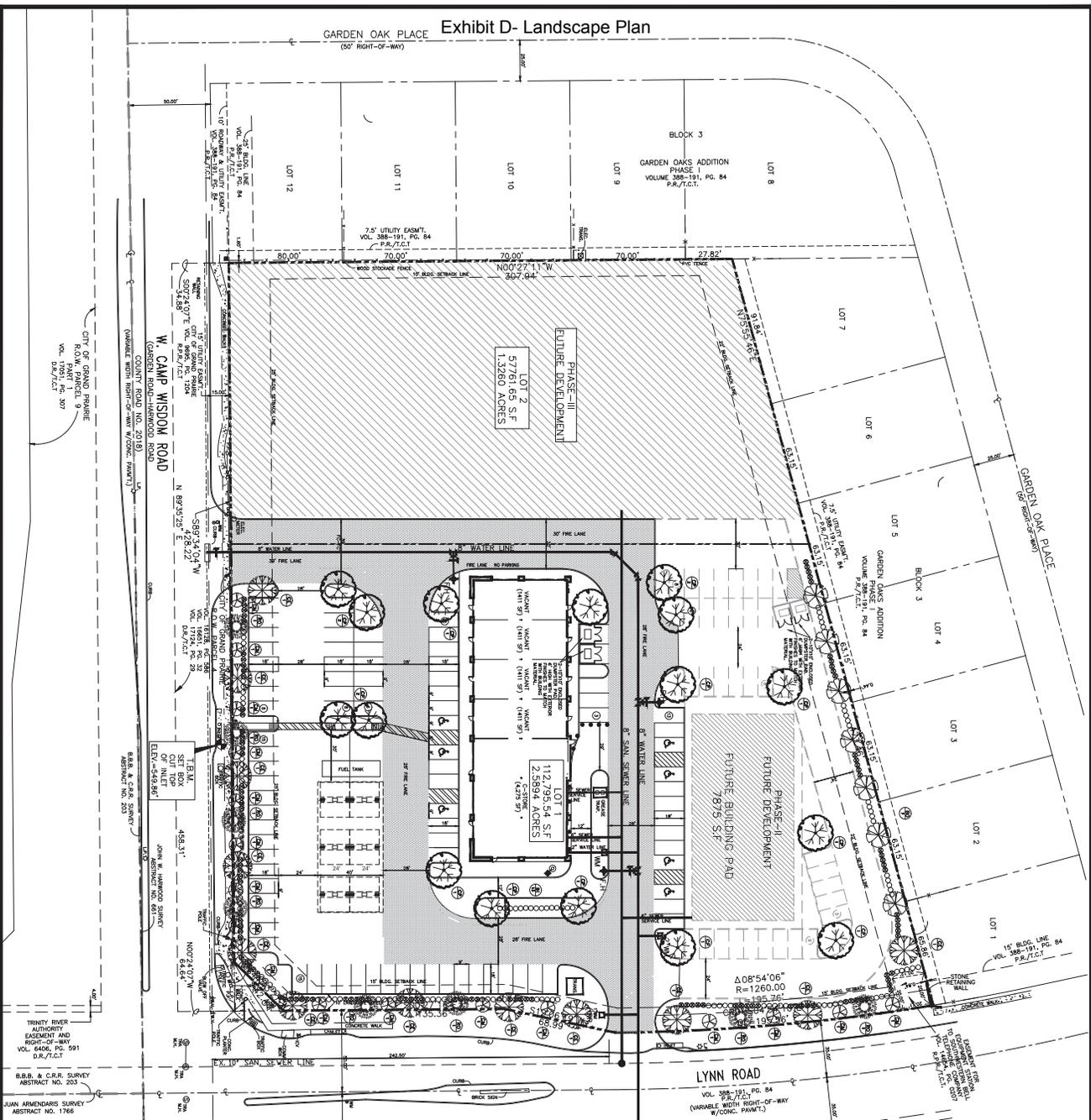
| NO. | DATE | REVISION |
|-----|---------|-----------------------|
| 1 | 1/21/11 | CONSTRUCTION DOCUMENT |

ENLARGED ELEVATIONS

CAMP WISDOM PLAZA GRAND PRAIRIE TEXAS

2800-07
18-000
A4.02

Exhibit D- Landscape Plan



PLANTING SCHEDULE (SHRUBS)

| SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/ DUL. | HEIGHT | SPACING |
|----------|----------|-----------------------|----------------------|------------|------------|---------------|
| (Symbol) | 12 | CELANO TREE | Ulmus Crataegus | 4" | 10' Hgt. | 4'-0" x 4'-0" |
| (Symbol) | 16 | CHERRY PITHACE (DUAL) | Prunus pennsylvanica | 4" | 8' Hgt. | 4'-0" x 4'-0" |
| (Symbol) | 8 | SHRUBBED RED OAK | Quercus shumardii | 4" | 8'-0" Hgt. | 4'-0" x 4'-0" |
| (Symbol) | 7 | DOG WOOD | Quercus macrocarpa | 4" | 10' Hgt. | 4'-0" x 4'-0" |
| (Symbol) | 17 | CRAB APPLE (DUAL) | Malus domestica | 4" | 8' Hgt. | 4'-0" x 4'-0" |

- PLANTING SCHEDULE (TREES)**
- | SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/ DUL. | HEIGHT | SPACING |
|----------|----------|--------------------------|------------------------|------------|--------|---------|
| (Symbol) | 112 | WIDE LEAFED HONEY SUCKLE | Lonicera xylosteum | 3" DUL. | 3' | 3' x 3' |
| (Symbol) | 116 | HOOP LARDOUR | Parthenocissus vitacea | 5" DUL. | 3' | 3' x 3' |
- PLANTING SCHEDULE (SHRUBS)**
- TOTAL NUMBER OF SHRUBS REQUIRED = 129/870 = 228
TOTAL NUMBER OF TREES PROVIDED = 228
1. ALL UNBUILT AREAS TO BE COVERED WITH BERMUDA GRASS.
 2. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 3. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 4. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 5. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 6. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 7. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 8. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 9. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 10. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 11. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 12. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 13. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 14. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 15. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 16. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 17. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 18. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 19. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 20. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 21. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 22. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 23. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 24. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 25. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 26. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 27. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 28. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 29. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 30. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 31. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 32. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 33. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 34. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 35. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 36. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 37. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 38. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 39. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 40. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 41. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 42. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 43. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 44. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 45. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 46. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 47. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 48. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 49. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 50. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 51. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 52. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 53. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 54. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 55. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 56. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 57. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 58. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 59. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 60. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 61. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 62. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 63. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 64. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 65. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 66. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 67. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 68. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 69. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 70. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 71. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 72. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 73. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 74. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 75. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 76. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 77. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 78. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 79. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 80. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 81. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 82. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 83. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 84. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 85. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 86. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 87. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 88. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 89. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 90. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 91. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 92. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 93. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 94. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 95. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 96. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 97. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 98. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 99. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.
 100. CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS.

JAHVANI CONSULTING ENGINEERS, INC.
 TYPE REGISTRATION NO. F-10198
 CONSULTING ENGINEERS
 2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL. (214) 718-9469
 jahvani@hotmail.com

CAMP WISDOM PLAZA, PHASE - 1
 NW CORNER OF W. CAMP WISDOM ROAD AND LYNN ROAD
 2.5894 ACRES OUT OF THE
 JOHN W. HARWOOD SURVEY
 ABSTRACT NO. 661

DATE: 1-02-2020
 SCALE: 1" = 30'
 DRAWN BY: HJ
 SHEET NUMBER: 11



Legislation Details (With Text)

File #: 19-9638 **Version:** 1 **Name:** S200105 - Office Warehouse on Warrior Trail

Type: Agenda Item **Status:** Consent Agenda

File created: 12/10/2019 **In control:** Planning and Zoning Commission

On agenda: 1/6/2020 **Final action:**

Title: S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Chris Hartmann

Title
S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.
City Council Action: January 21, 2020

Presenter
David P. Jones, AICP

Recommended Action
Approve

Analysis

SUMMARY:

Site Plan for a 176,670-sq. ft. office/warehouse on 10.5 acres. Tract 185 1C & 1H, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned LI, located at the northeast corner of S. Great Southwest Pkwy and W. Warrior Trail, and addressed as 2590 W. Warrior Trail.

PURPOSE OF REQUEST:

The applicant intends to construct a 176,670-sq. ft. building on 10.5 acres. Site Plan approval by City Council is required for any project involving industrial use. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial use.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|---------|-----------------------|
| North | LI | Office/Warehouse |
| South | PD-58 | Undeveloped |
| West | LI | Grand Prairie Airport |
| East | PD-241A | Undeveloped |

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The subject property is located at the northeast corner of S Great Southwest Pkwy and W Warrior Trail and will be accessible from both streets. The 176,670 sq. ft. building includes office areas at the northwest and southwest corners of the building. Customer and employee parking spaces are provided on the north, west, and south sides of the building. The truck court is located on the east side of the building. This area includes about 32 truck docks and 35 truck parking spaces.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to the LI standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

| Standard | Required | Provided | Meets |
|-------------------------|----------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 15,000 | 457,630 | Yes |
| Min. Lot Width (Ft.) | 100 | 661 | Yes |
| Min. Lot Depth (Ft.) | 150 | 746 | Yes |

| | | | |
|-----------------------|-----|--------|-----|
| Front Setback (Ft.) | 25 | 25 | Yes |
| Rear Setback (Ft.) | 0 | 0 | Yes |
| Max. Height (Ft.) | 50 | 46 | Yes |
| Max. Floor Area Ratio | 1:1 | 0.04:1 | Yes |

Parking

The required number of parking spaces is calculated based on use. The following table shows the required parking and provided parking. The number of parking spaces exceeds what is required.

Table 3: Required Parking

| Use | Standard | Required | Provided |
|-----------------|---------------------------|----------|----------|
| Office/Showroom | 1 Space/1,000 sq. ft. | 9 | 27 |
| Warehouse | 20+ 1 Space/5,000 sq. ft. | 54 | 95 |
| Total | - | 63 | 122 |

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. Appendix X requires foundation plantings along Primary Facades without public entrances to conceal the base of the building. The proposal does not include foundation plantings but the applicant has provided additional plantings in the parking islands, at the entrances to the site, and along the edge of the drive aisle as compensation.

Table 4: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|----------------------|-----------|---------------------------|-------|
| Area (Sq. Ft.) | 41,429 | 65,510 | Yes |
| Trees | 83 | 83 | Yes |
| Shrubs | 829 | 830 | Yes |
| Foundation Plantings | | Add'l planting in islands | Yes |
| Entrance Plantings | | | Yes |
| Truck Screening | Wing Wall | Wing Wall | Yes |

Building Materials and Design

The exterior building materials include texture-coated tilt wall, architectural metal panels, and storefront glazing system. The west and south facades are considered Primary Facades. Primary Facades are required to provide three elements. The west and south facades include two masonry accent materials, articulation with at least two distinct areas of vertical and horizontal offset, and accent lighting.

The north and east facades are considered Secondary Facades. Secondary Facades must provide at least two elements. The north and east facades include masonry accent material or accent color comprising 10% to 25% of the area of the facade and articulation with at least two areas of vertical offset.

VARIANCES:

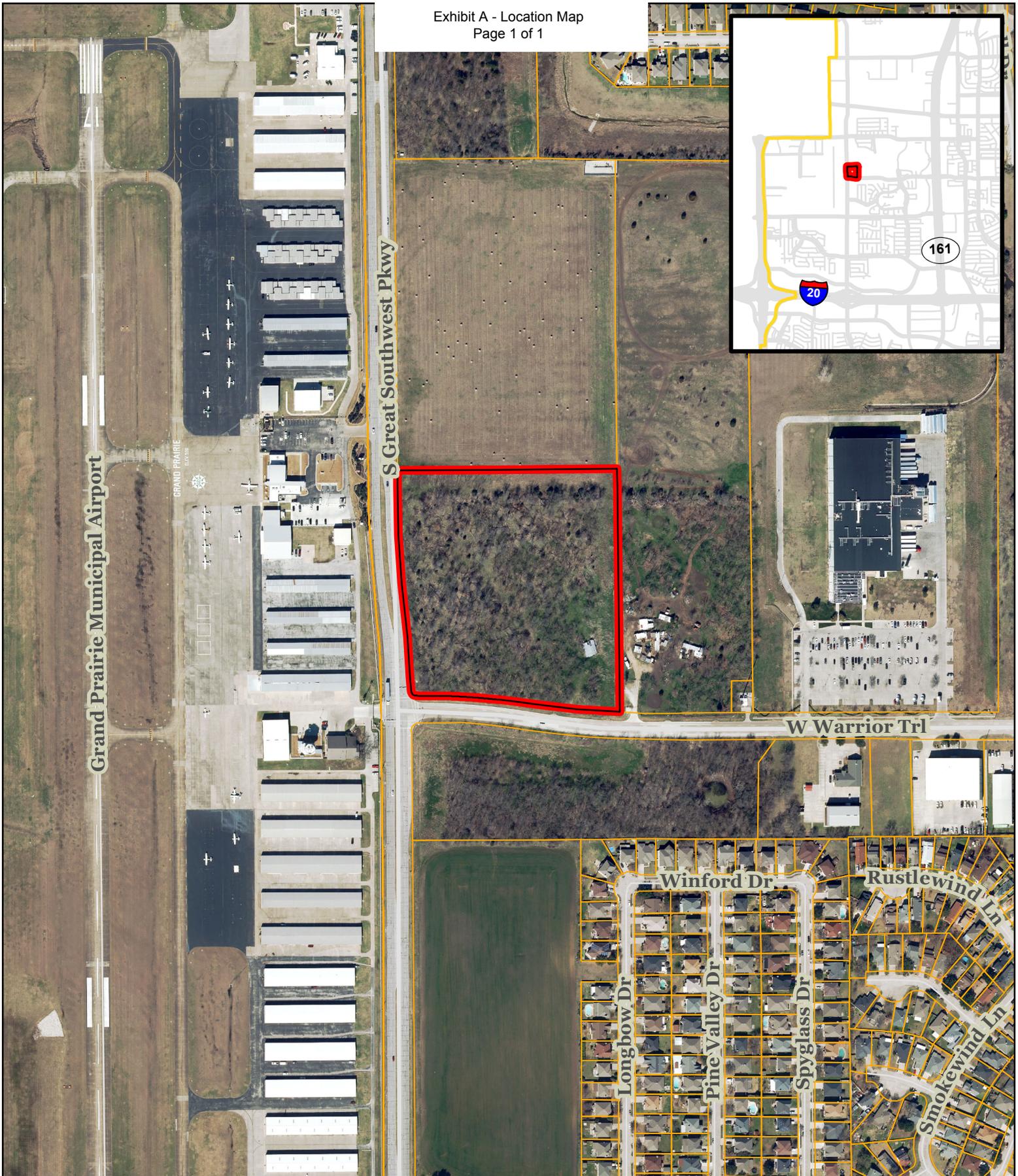
City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As noted, the applicant is providing additional planting at the entrances to the site, within the parking islands, and along the drive aisle as compensation for

not providing screening near the building foundation.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall add the required wing wall to the Site Plan and submit a detail of the wing wall prior to City Council; and
2. The applicant shall adjust the spacing of parking lot tree islands so that any runs of parking spaces do not exceed ten spaces.



CASE LOCATION MAP
Case Number S200105
Office/Warehouse on Warrior



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

© COPYRIGHT 2019, ALLIANCE ARCHITECTS

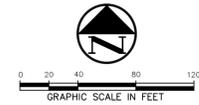
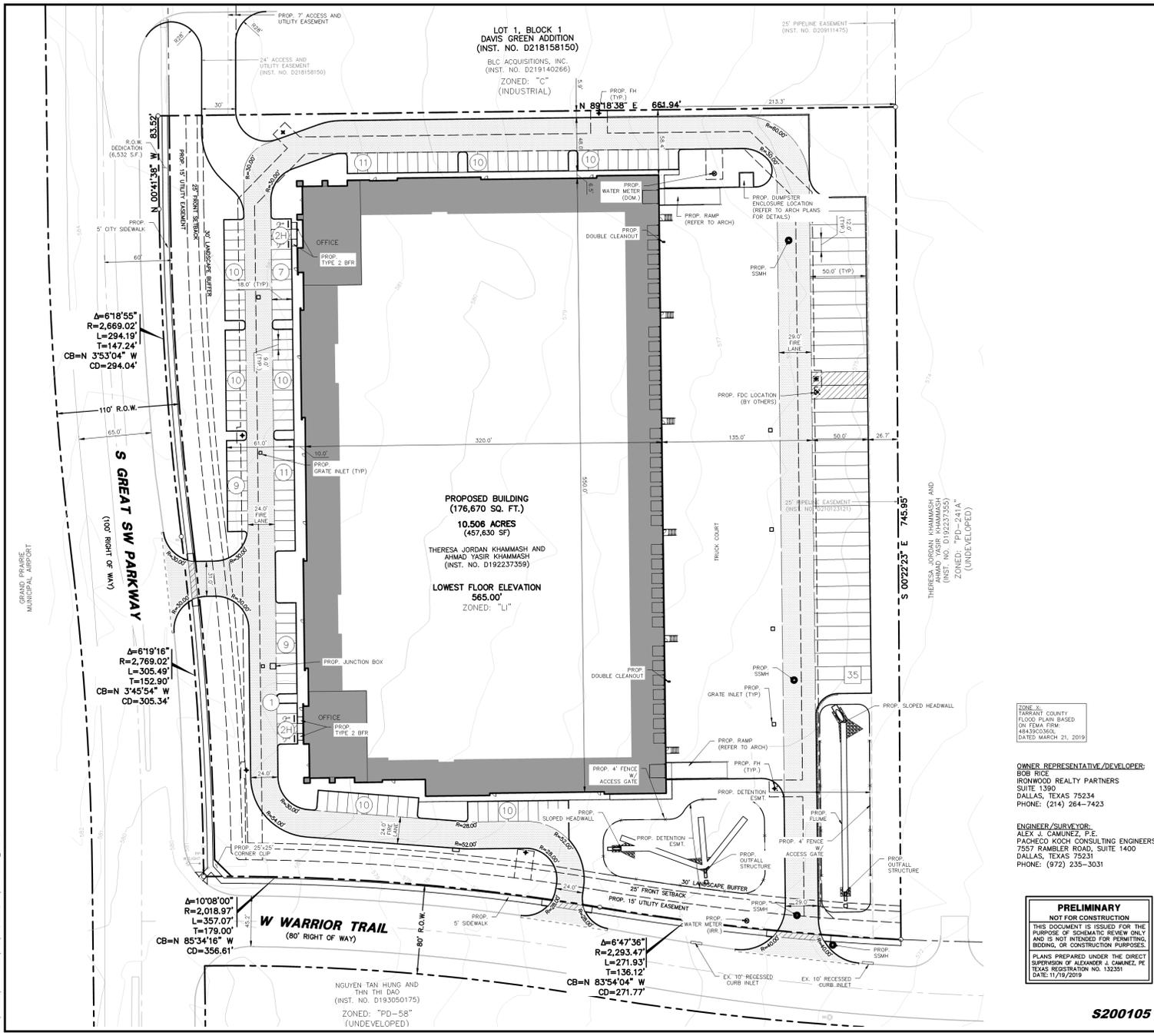


1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
Ph: (972) 235-9400



7057 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 P: 972.235.3031
TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10000804

Warrior Trail
GSW PARKWAY



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- W/PACHECO KOCH GAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- GRADE BREAKS
- SWALES
- FIRE LANE



VICINITY MAP
(NOT TO SCALE)

SITE INFORMATION TABLE

| | |
|----------------------------|------------------------------|
| LAND AREA: | 457,630 S.F. OR 10,506 ACRES |
| ZONING: | I1 (LIGHT INDUSTRIAL) |
| PROPOSED USE: | OFFICE / WAREHOUSE |
| BUILDING AREA: | 176,670 S.F. (WAREHOUSE) |
| IMPERVIOUS AREA: | 8,876 S.F. (OFFICE) |
| IMPERVIOUS COVERAGE: | 30,359 S.F. |
| PARKING REQUIRED: | 785 |
| WAREHOUSE (2041:5000): | 20 x 187.194/5000 = 53 |
| OFFICE (1:320): | 8,876/320 = 27 |
| TOTAL REQUIRED: | 80 |
| PARKING PROVIDED: | 118 |
| EXIST. PARKING PROVIDED: | 4 |
| HANDICAP PARKING PROVIDED: | 4 |
| TOTAL PARKING PROVIDED: | 122 CARS (118 W/ 4 HANDICAP) |
| 12'x50' PARKING PROVIDED: | 35 |

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLIING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND THEREFORE REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

ZONE 2,
TARRANT COUNTY
FLOOD PLAIN BASED
ON FEMA FORM
4843C(03/03),
DATED MARCH 21, 2019

OWNER REPRESENTATIVE/DEVELOPER:
BOB RICE
IRONWOOD REALTY PARTNERS
SUITE 1380
DALLAS, TEXAS 75234
PHONE: (214) 264-7423

ENGINEER/SURVEYOR:
ALEX J. CAMUNIZ, P.E.
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ALEXANDER J. CAMANEZ, PE
TEXAS REGISTRATION NO. 130359
DATE: 11/19/2019

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10000800

SITE PLAN
WARRIOR TRAIL
WARRIOR ADDITION
LOT 2, BLOCK 1; 10.506 ACRES
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

| DESIGN | DATE | SCALE | NOTES | FILE | NO. |
|--------|------|----------|--------|------|-------------|
| AJC | 01 | DEC 2019 | 1"=40' | | C1.0 |

S200105

PK-4116-19.357_SP.DWG

DRAWING RECORD

| Date | Description |
|--------|-------------|
| xxxxxx | Revised 1 |

C1.0
PROJECT NO.: Project Number

CDMA
12/17/2019, 8:53 AM
BY: JAMES-4414116-19.357_SP.DWG
DATE: 2019.11.19 10:46:49.357_SP.DWG



Legislation Details (With Text)

File #: 19-9640 **Version:** 1 **Name:** CPA200101 - Mountain Creek Lake Park
Type: Ordinance **Status:** Public Hearing
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of 'Parks and Recreation' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[CPA200101 Mailing List](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of '**Parks and Recreation**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

PURPOSE OF REQUEST:

The purpose of the request is to establish a Future Land Use Map (FLUM) designation so that the map is consistent with the land use at Mountain Creek Lake Park.

ANALYSIS:

In October 2019, the Grand Prairie City Council approved a boundary adjustment with the City of Dallas in order to annex the park into the City. The current proposal would establish a designation of Parks and

Recreation for the 86 acre park. Approval of this designation will not change the designation of any private property and will not alter the function or boundaries of the park.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body



CASE LOCATION MAP
 Case Number CPA200101
Mountain Creek Lake Park



City of Grand Prairie
 Development Services

📞 (972) 237-8255
 🌐 www.gptx.org

ABNEY DAVID L
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

MAZARIEGOS EDWIN & IRMA FORTANELI
2129 AVENUE D
GRAND PRAIRIE TEXAS
750514536

FORD WILLIAM H &
2125 AVENUE C
GRAND PRAIRIE TEXAS
750514591

JBK REALTY INC
7240 RETTA MANSFIELD RD
MANSFIELD TEXAS
760634702

ORTEGA LEONARD TIMOTHY
2317 HARDY RD
GRAND PRAIRIE TEXAS
750514556

CUNA CARLOS & ANA A
2230 AVENUE C
GRAND PRAIRIE TEXAS
750514529

LY DIEP &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

CERDA JESUS
1827 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CARDENAS RODOLFO &
2217 HARDY RD
GRAND PRAIRIE TEXAS
750514554

SALINAS RICHARD
2000 S BELT LINE RD STE 100
GRAND PRAIRIE TEXAS
750514157

INOCENCIO NICHOLAS &
1805 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ROCHA VERONICA E & JOSE M
2421 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515542

AJAY & BINA PANCHAL
9010 LAREDO DR
IRVING TEXAS
750634425

MARKS BARBARA
2417 MILLER ST
GRAND PRAIRIE TEXAS
750515553

SEGOVIA MARTHA LIZZETT
1817 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

NETTLES MAXINE BOLYER
1617 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515547

RAMOS JOSE S
2226 AVENUE C
GRAND PRAIRIE TEXAS
750514529

BOUILLION PATRICIA
2122 AVENUE C
GRAND PRAIRIE TEXAS
750514508

LY DIEP N &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

GUTHRIE ANTHONY TYCE
1312 TRAVIS CIR S
IRVING TEXAS
750386243

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

SWH 2017 1 BORROWER LP
8665 EAST HARTFORD DR STE 200
SCOTTSDALE ARIZONA
852557807

NAVA MIGUEL SANCHEZ &
2442 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RAMIREZNAJERA JUVENTINO &
1827 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

REESE MARTIN O JR TR ETAL
7108 LAKES END CT
MANSFIELD TEXAS
760634708

RODRIGUEZ FABIOLA
2425 CARDIFF
GRAND PRAIRIE TEXAS
750515556

GRAND PRAIRIE BURIAL PARK LLC
10842 RIDGE SPRING DR
DALLAS TEXAS
752181209

WEBB PAMEALLA
2133 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TAYLOR CRYSTAL M &
2109 AVE C
GRAND PRAIRIE TEXAS
750514591

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

HILL BRICE M JR &
2310 AVENUE C
GRAND PRAIRIE TEXAS
750514592

YORK L P ESTATE OF
1704 DRUID CT
FORT WORTH TEXAS
761123707

CHANTHAVONG BOUATHONG
1709 LAKEVIEW DRIVE
GRAND PRAIRIE TEXAS
750515549

AVILA JUAN MIGUEL ROJAS &
1815 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ROBERTS DAVID PAUL
2441 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

GONZALEZ BAUDELIO R &
2417 HARDY RD
GRAND PRAIRIE TEXAS
750515536

WATROUS DEVONSHIRE IVANHOE
136 PRIVATE ROAD 4442
RHOME TEXAS
760782630

ROMERO ALFREDO
905 SE 4TH ST
GRAND PRAIRIE TEXAS
750513222

ZAPATA JASIEL & CLAUDIA
2453 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

PRADO JORGE
2313 HARDY RD
GRAND PRAIRIE TEXAS
750514556

VALDIVIA EZEQUIEL R
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

GONZALEZ EDGAR
2013 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MORALES JESUS & MANUELA
1811 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

1 0 C F S F H LLC
PO BOX 832738
RICHARDSON TEXAS
750832738

WILSON SERINA LYNN
2449 MILLER ST
GRAND PRAIRIE TEXAS
750515553

FLORES JOSE ALFREDO
6801 TWINN MAPLE DR
ARLINGTON TEXAS
760100000

ALVIDREZ ROGELIO JR &
1828 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

MERCER CHARLES H &
2631WEBB CHAPEL EXT 115
DALLAS TEXAS
752205879

MOUNTAIN CREEK CEMETERY LLC
20167 FM 56
KOPPERL TEXAS
766524643

CORTEZ JENA ANN JANET &
1831 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

ARTS INVESTMENTS LLC
4406 E MAIN ST STE 102
MESA ARIZONA
852057910

VELASQUEZ TERESA DE JESUS
1713 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LUSK CAROLYN M &
2454 MILLER ST
GRAND PRAIRIE TEXAS
750515552

NOAH MGMT TRUST
4707 LARUE STREET
DALLAS TEXAS
752110000

FISHER CHRISTOPHER N
1822 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515500

MORRIS ELIZABETH D
1821 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

CLINE ROY LEE &
1722 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GONZALEZ SIGIFREDO &
2421 CARDIFF
GRAND PRAIRIE TEXAS
750515556

CHAVEZ CARLOS I
1109 TURNER PKWY
GRAND PRAIRIE TEXAS
750512340

BOYD CHARLES E & VEDA B
2318 AVENUE C
GRAND PRAIRIE TEXAS
750514592

ESCOBEDO MARIO A
2421 MILLER ST
GRAND PRAIRIE TEXAS
750515553

MENDOZA JOEL
1902 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

MARTINEZ MARY CASILLAS
1814 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515511

PERRYMAN EVELYN
2513 ROLLING OAKS RDG
CEDAR HILL TEXAS
751046720

CANO RAMIRO S & NICHITA
514 CLAYTON ST
GRAND PRAIRIE TEXAS
750523402

CANTU ALEJANDRA G
2418 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

PERRYMAN JACK L
PO BOX 2169
CEDAR HILL TEXAS
751062169

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

VALVIDIA EZEQUIEL & ANA MARIA
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

DOUG WENDT REALTY LLC
300 COMANCHE WALK
JOSHUA TEXAS
760586212

MARTINEZ ISRAL
417 BUENA DR
GRAND PRAIRIE TEXAS
750526006

XAVONGLIANEKHAM KHAMMY
1713 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

DE LA CERDA GUADALUPE &
2425 MILLER ST
GRAND PRAIRIE TEXAS
750515553

TUCKER SHIRLEY A
2025 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MOLINAR RIGO O
4320 ERIC ST
GRAND PRAIRIE TEXAS
750524811

METZ KAREN L
2025 AVENUE D
GRAND PRAIRIE TEXAS
750514534

MONTESINO JACK &
2017 AVENUE C
GRAND PRAIRIE TEXAS
750514507

ROBLES ADAN &
1905 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

ESCOBAR GIOVANNY ENRIQUE
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RIVERA LUIS ANTONIO
1813 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ZUNIGA SAUL
1830 AVENUE F
GRAND PRAIRIE TEXAS
750514511

FERNANDEZMORENO LUIS MANUEL &
2429 CARDIFF
GRAND PRAIRIE TEXAS
750515556

GARCIA EFRAIN
1822 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

BARRERA HANS & ESTELA
2017 AVENUE D
GRAND PRAIRIE TEXAS
750514534

PIRTLE TONY ALLEN
2233 HARDY RD
GRAND PRAIRIE TEXAS
750514554

NUNEZ EDDY
1905 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515558

CARNERO JESUS L & YOLANDA
1822 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

PHAM KRystal V
1809 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

CHAIREZ ENRIQUE &
2446 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROBERTS DAVID P II
1721 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515557

MATUTE CALIXTO AVILA
1810 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515511

LOPEZ DOMINGA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

LOZANO EDGAR A & EDITH B
2437 MILLER ST
GRAND PRAIRIE TEXAS
750515553

OLGUIN MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MALDERA NAJAR ABEL &
2121 AVENUE C
GRAND PRAIRIE TEXAS
750514591

MOLINA FRANCISCO M
1820 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RIVERA CARMEN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RUBIO ROBERTO & MANUELITA RAMOS
1709 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

RIVERA JUAN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ALDACO REBECA ALVARADO
1813 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

ARMENTA JAVIER
2305 HARDY RD
GRAND PRAIRIE TEXAS
750514556

MONTOYA RACHAEL C
2450 MILLER ST
GRAND PRAIRIE TEXAS
750515552

REED MARIA D
2445 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

DARROW DONALD C ETAL
2329 HARDY RD
GRAND PRAIRIE TEXAS
750514556

BANDA EDUARDO JR
2238 AVENUE C
GRAND PRAIRIE TEXAS
750514529

GASPAR TOMAS
2417 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

FLORES JOSE LUIS
2021 AVENUE C
GRAND PRAIRIE TEXAS
750514507

RETANA SANTIAGO & LAURA
2703 GARDEN GROVE RD
GRAND PRAIRIE TEXAS
750524432

BALDERA ERNESTO
133 TANNERS FARMS RD
FERRIS TEXAS
751259673

PARDO GERONIMO
2138 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ARTS INVESTMENTS LLC
4406 E. MAIN ST STE 102
MESA ARIZONA
852057910

DAVALOS MARIA ELENA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

TREVINO MARIO A & MARIA F
2326 AVENUE C
GRAND PRAIRIE TEXAS
750514592

MARTINEZ JOSE
1906 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515513

FLORES URIBE ARTEMIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RODRIGUEZ ANGEL CANO
1714 GRANADA AVE
GRAND PRAIRIE TEXAS
750515527

CASTILLO BENJAMIN G
1816 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RODRIGUEZ ROSA M
2101 HARDY RD TRLR 17
GRAND PRAIRIE TEXAS
750514598

GOMEZ JOSE R
2422 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

AMINU SEGUN PAUL
1812 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

HERRERA FRANCISCA GUERRA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

VILLADO ELIANA & MARQUEZ VIDAL F
2321 HARDY RD
GRAND PRAIRIE TEXAS
750514556

GUZMAN ROCIO I
1901 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

EJAZ INVESTMENT GROUP INC
506 N LOOP 12
IRVING TEXAS
750618710

RODRIGUEZ FERNANDO CABRERA &
2418 HARDY RD
GRAND PRAIRIE TEXAS
750515535

HERNANDEZ LILIANA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

BARBOZA MARIA IRENE
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MCARTHUR ANDRE
1831 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ANGLEFORGE PROPERTIES LLC
PO BOX 801071
DALLAS TEXAS
753801071

MANSIVAIS LUIS VALENTIN TRUJILLO &
1810 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

SALGADOGALLARDO DAVID A
1830 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

GUTIERREZ MAYRA
1909 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

CRUZ CECILIA
2125 AVENUE D
GRAND PRAIRIE TEXAS
750514536

LEYVA JULIAN & MARIA ROSARIO
2005 SE 14TH ST
GRAND PRAIRIE TEXAS
750514569

DELGADO JOSE N
2213 HARDY RD
GRAND PRAIRIE TEXAS
750514554

PORTILLO GEORGINA
2309 HARDY RD
GRAND PRAIRIE TEXAS
750514556

ORR NICHOLS
910 NE 22ND ST
GRAND PRAIRIE TEXAS
750504005

JONES BILLY G
2234 AVENUE C
GRAND PRAIRIE TEXAS
750514529

CSH PPTY ONE LLC
1824 GATEWAY CIR STE 200
GRAND PRAIRIE TEXAS
750515503

THOMAS JAMES LEROY
1705 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

CARDERIAS PARLECIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

SANCHEZ J GUADALUPE
2449 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

VEGA JOAN M
2114 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ZAVALA MIGUEL
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

PALACIOS VERONICA A
2129 AVENUE C
GRAND PRAIRIE TEXAS
750514591

GONZALES IGNACIO
2101 HARDY RD TRLR 5
GRAND PRAIRIE TEXAS
750514500

GONZALES FELICITAS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MIRAMONTES SALVADOR &
2510 CLOVERDALE ST
ARLINGTON TEXAS
760107709

LOYA ELIZANDRO & CATALINA
1818 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

BOHLING MARCIA G
1832 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

CABLA ROBERT
424 ROY CT
KELLER TEXAS
762482618

STANCU RODICA & DORU
2137 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TOCHE GLORIA
2333 HARDY RD
GRAND PRAIRIE TEXAS
750514556

FLORES ELOISA
1826 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

NICHOLS GAY LYNN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

TINOCO ISAIAS &
1718 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GORMLEY JOHN R
2201 AVENUE C
GRAND PRAIRIE TEXAS
750514530

GAITAN GABRIELA
1814 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

VANEGAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

GONZALEZ LEAPOLDA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

GONZALES MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CANO LUIS FIERROS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

COLQUITT LATONYA C
1815 GATEWAY CIRCLE
GRAND PRAIRIE TEXAS
750515503

SALAZAR TERESO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CASTILLO JOSE A
2433 MILLER ST
GRAND PRAIRIE TEXAS
750515553

JEAN JOSEPH A
1825 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

BABY MATHEW & JANE
1106 BELMONT DR
GRAND PRAIRIE TEXAS
750527100

GARCIA MIRTHALA GUADALUPE M
2218 AVENUE C
GRAND PRAIRIE TEXAS
750514529

HERNANDEZ AGUILAR SUSAN &
1802 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

ALVAREZ JUAN G
1902 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

HELLE CHARLES A
1821 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

MALDONADO DINA MARIE
1909 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515558

BUI HOAN PHUC
2202 AVE C
GRAND PRAIRIE TEXAS
750514529

SILVA JORGE &
1801 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

RAMOS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

FUENTES JESUS & MARU GARFIAS
1805 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

KERR ROBERT A
1823 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CABRALES ALFREDO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

VELOZ GERARDO &
1817 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

PHAM KRYSTAL
2433 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

ERAZO ROLANDO
2306 AVE C
GRAND PRAIRIE TEXAS
750514592

SANTANA LORENZO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ESQUIVEL JUAQUIN JESUS
2133 HARDY RD
GRAND PRAIRIE TEXAS
750514528

LUSK JOHN S JR
2237 HARDY RD
GRAND PRAIRIE TEXAS
750514554

GRAND PRAIRIE BURIAL PARK LLC
10842 RIDGE SPRING DR
DALLAS TEXAS
752181209

MCVEY PATRICIA A LIFE EST
2949 CROSSROADS DR
ABILENE TEXAS
796056953

ZABALA JACINTA
807 RYAN CT
ARLINGTON TEXAS
760017329

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

ROMAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CALDERON CONCEPTION
2405 CARDIFF ST
GRAND PRAIRIE TEXAS
750515522

TYSON DERRICK & JOYCE
2330 AVE C
GRAND PRAIRIE TEXAS
750514592

ESPINO DAVID &
1819 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ESCOBAR GIOVANNY E &
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROMERO GABRIELA
1811 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

SOLIS ROGER P & JUANITA F
2214 AVENUE C
GRAND PRAIRIE TEXAS
750514529

ARTS INVESTMENTS LLC
4406 E. MAIN ST STE 102
MESA ARIZONA
852057910

GARDUNO SERGIO
2523 SUNFLOWER DR
ARLINGTON TEXAS
760141821

JIMENEZ GRISELDA & JORGE
1823 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

BASS TENNILLE
1908 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

SPORTS PAUL GLOVER EST OF &
2422 HARDY RD
GRAND PRAIRIE TEXAS
750515535

DAVIS ALLEN JR
1913 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515514

AGUILAR ARMANDO
1705 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LEWIS RONNY LANCE &
2206 AVENUE C
GRAND PRAIRIE TEXAS
750514529

SALDARA MANSA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

NGUYEN CHAU H
2221 HARDY RD
GRAND PRAIRIE TEXAS
750514554

ALFARO JUAN ANTONIO &
2029 AVE C
GRAND PRAIRIE TEXAS
750514507

ARTS INVESTMENTS LLC
4406 E MAIN ST STE 102
MESA ARIZONA
852057910



Legislation Details (With Text)

File #: 19-9641 **Version:** 1 **Name:** Z200101 - Mountain Creek Lake Park
Type: Ordinance **Status:** Public Hearing
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Z200101 Mailing List](#)
[Exhibit i - Boundary Adjustment Ordinance](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of '**AG, Agricultural**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zoning change to establish zoning of '**AG, Agricultural**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas.

PURPOSE OF REQUEST:

The purpose of the request is to establish zoning at Mountain Creek Lake Park.

ANALYSIS:

In October 2019, the Grand Prairie City Council approved a boundary adjustment with the City of Dallas in order to annex the park into the City. This action would establish AG zoning for the 86 acre park. Approval will not change the zoning designation of any private property and will not alter the function or boundaries of the park.

A companion case (CPA200101) would establish a Future Land Use designation of Parks and Recreation on the same property.

ADJACENT LAND USES AND ACCESS:

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

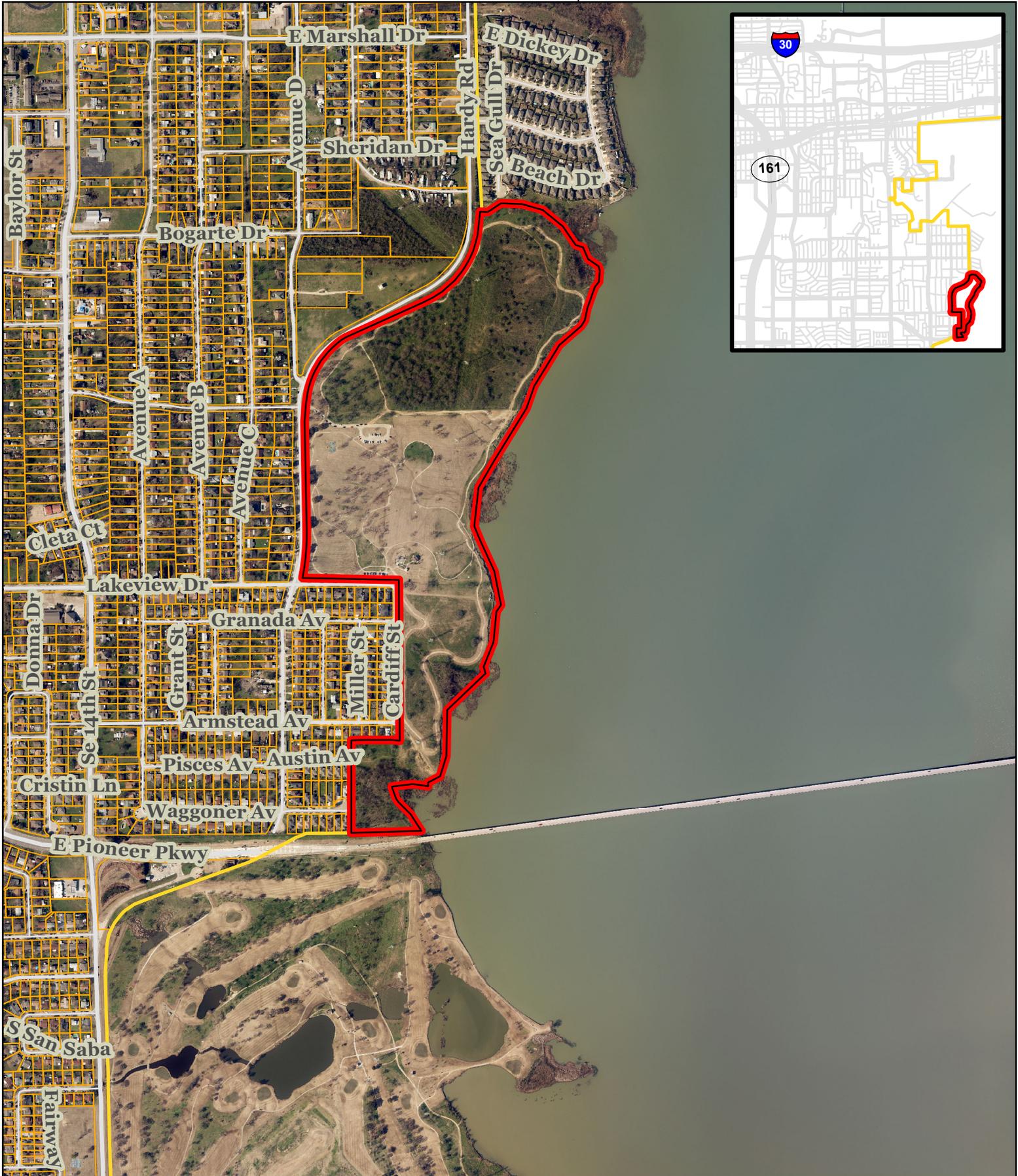
Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|---------------------|---------------------------------------|
| North | SF-4; Dallas zoning | Single-Family Residential |
| South | SF-4; PD-43 | Single-Family Residential; Mountain C |
| West | SF-4 | Single Family Residential |
| East | City of Dallas | Mountain Creek Lake |

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body



CASE LOCATION MAP
 Case Number Z200101
Mountain Creek Lake Park



City of Grand Prairie
 Development Services

📞 (972) 237-8255
 🌐 www.gptx.org

ABNEY DAVID L
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

MAZARIEGOS EDWIN & IRMA FORTANELI
2129 AVENUE D
GRAND PRAIRIE TEXAS
750514536

FORD WILLIAM H &
2125 AVENUE C
GRAND PRAIRIE TEXAS
750514591

JBK REALTY INC
7240 RETTA MANSFIELD RD
MANSFIELD TEXAS
760634702

ORTEGA LEONARD TIMOTHY
2317 HARDY RD
GRAND PRAIRIE TEXAS
750514556

CUNA CARLOS & ANA A
2230 AVENUE C
GRAND PRAIRIE TEXAS
750514529

LY DIEP &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

CERDA JESUS
1827 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CARDENAS RODOLFO &
2217 HARDY RD
GRAND PRAIRIE TEXAS
750514554

SALINAS RICHARD
2000 S BELT LINE RD STE 100
GRAND PRAIRIE TEXAS
750514157

INOCENCIO NICHOLAS &
1805 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ROCHA VERONICA E & JOSE M
2421 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515542

AJAY & BINA PANCHAL
9010 LAREDO DR
IRVING TEXAS
750634425

MARKS BARBARA
2417 MILLER ST
GRAND PRAIRIE TEXAS
750515553

SEGOVIA MARTHA LIZZETT
1817 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

NETTLES MAXINE BOLYER
1617 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515547

RAMOS JOSE S
2226 AVENUE C
GRAND PRAIRIE TEXAS
750514529

BOUILLION PATRICIA
2122 AVENUE C
GRAND PRAIRIE TEXAS
750514508

LY DIEP N &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

GUTHRIE ANTHONY TYCE
1312 TRAVIS CIR S
IRVING TEXAS
750386243

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

SWH 2017 1 BORROWER LP
8665 EAST HARTFORD DR STE 200
SCOTTSDALE ARIZONA
852557807

NAVA MIGUEL SANCHEZ &
2442 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RAMIREZNAJERA JUVENTINO &
1827 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

REESE MARTIN O JR TR ETAL
7108 LAKES END CT
MANSFIELD TEXAS
760634708

RODRIGUEZ FABIOLA
2425 CARDIFF
GRAND PRAIRIE TEXAS
750515556

GRAND PRAIRIE BURIAL PARK LLC
10842 RIDGE SPRING DR
DALLAS TEXAS
752181209

WEBB PAMEALLA
2133 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TAYLOR CRYSTAL M &
2109 AVE C
GRAND PRAIRIE TEXAS
750514591

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

HILL BRICE M JR &
2310 AVENUE C
GRAND PRAIRIE TEXAS
750514592

YORK L P ESTATE OF
1704 DRUID CT
FORT WORTH TEXAS
761123707

CHANTHAVONG BOUATHONG
1709 LAKEVIEW DRIVE
GRAND PRAIRIE TEXAS
750515549

AVILA JUAN MIGUEL ROJAS &
1815 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ROBERTS DAVID PAUL
2441 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

GONZALEZ BAUDELIO R &
2417 HARDY RD
GRAND PRAIRIE TEXAS
750515536

WATROUS DEVONSHIRE IVANHOE
136 PRIVATE ROAD 4442
RHOME TEXAS
760782630

ROMERO ALFREDO
905 SE 4TH ST
GRAND PRAIRIE TEXAS
750513222

ZAPATA JASIEL & CLAUDIA
2453 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

PRADO JORGE
2313 HARDY RD
GRAND PRAIRIE TEXAS
750514556

VALDIVIA EZEQUIEL R
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

GONZALEZ EDGAR
2013 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MORALES JESUS & MANUELA
1811 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

1 0 C F S F H LLC
PO BOX 832738
RICHARDSON TEXAS
750832738

WILSON SERINA LYNN
2449 MILLER ST
GRAND PRAIRIE TEXAS
750515553

FLORES JOSE ALFREDO
6801 TWINN MAPLE DR
ARLINGTON TEXAS
760100000

ALVIDREZ ROGELIO JR &
1828 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

MERCER CHARLES H &
2631WEBB CHAPEL EXT 115
DALLAS TEXAS
752205879

MOUNTAIN CREEK CEMETERY LLC
20167 FM 56
KOPPERL TEXAS
766524643

CORTEZ JENA ANN JANET &
1831 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

ARTS INVESTMENTS LLC
4406 E MAIN ST STE 102
MESA ARIZONA
852057910

VELASQUEZ TERESA DE JESUS
1713 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LUSK CAROLYN M &
2454 MILLER ST
GRAND PRAIRIE TEXAS
750515552

NOAH MGMT TRUST
4707 LARUE STREET
DALLAS TEXAS
752110000

FISHER CHRISTOPHER N
1822 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515500

MORRIS ELIZABETH D
1821 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

CLINE ROY LEE &
1722 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GONZALEZ SIGIFREDO &
2421 CARDIFF
GRAND PRAIRIE TEXAS
750515556

CHAVEZ CARLOS I
1109 TURNER PKWY
GRAND PRAIRIE TEXAS
750512340

BOYD CHARLES E & VEDA B
2318 AVENUE C
GRAND PRAIRIE TEXAS
750514592

ESCOBEDO MARIO A
2421 MILLER ST
GRAND PRAIRIE TEXAS
750515553

MENDOZA JOEL
1902 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

MARTINEZ MARY CASILLAS
1814 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515511

PERRYMAN EVELYN
2513 ROLLING OAKS RDG
CEDAR HILL TEXAS
751046720

CANO RAMIRO S & NICHITA
514 CLAYTON ST
GRAND PRAIRIE TEXAS
750523402

CANTU ALEJANDRA G
2418 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

PERRYMAN JACK L
PO BOX 2169
CEDAR HILL TEXAS
751062169

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

VALVIDIA EZEQUIEL & ANA MARIA
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

DOUG WENDT REALTY LLC
300 COMANCHE WALK
JOSHUA TEXAS
760586212

MARTINEZ ISRAL
417 BUENA DR
GRAND PRAIRIE TEXAS
750526006

XAVONGLIANEKHAM KHAMMY
1713 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

DE LA CERDA GUADALUPE &
2425 MILLER ST
GRAND PRAIRIE TEXAS
750515553

TUCKER SHIRLEY A
2025 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MOLINAR RIGO O
4320 ERIC ST
GRAND PRAIRIE TEXAS
750524811

METZ KAREN L
2025 AVENUE D
GRAND PRAIRIE TEXAS
750514534

MONTESINO JACK &
2017 AVENUE C
GRAND PRAIRIE TEXAS
750514507

ROBLES ADAN &
1905 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

ESCOBAR GIOVANNY ENRIQUE
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RIVERA LUIS ANTONIO
1813 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ZUNIGA SAUL
1830 AVENUE F
GRAND PRAIRIE TEXAS
750514511

FERNANDEZMORENO LUIS MANUEL &
2429 CARDIFF
GRAND PRAIRIE TEXAS
750515556

GARCIA EFRAIN
1822 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

BARRERA HANS & ESTELA
2017 AVENUE D
GRAND PRAIRIE TEXAS
750514534

PIRTLE TONY ALLEN
2233 HARDY RD
GRAND PRAIRIE TEXAS
750514554

NUNEZ EDDY
1905 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515558

CARNERO JESUS L & YOLANDA
1822 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

PHAM KRystal V
1809 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

CHAIREZ ENRIQUE &
2446 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROBERTS DAVID P II
1721 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515557

MATUTE CALIXTO AVILA
1810 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515511

LOPEZ DOMINGA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

LOZANO EDGAR A & EDITH B
2437 MILLER ST
GRAND PRAIRIE TEXAS
750515553

OLGUIN MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MALDERA NAJAR ABEL &
2121 AVENUE C
GRAND PRAIRIE TEXAS
750514591

MOLINA FRANCISCO M
1820 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RIVERA CARMEN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RUBIO ROBERTO & MANUELITA RAMOS
1709 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

RIVERA JUAN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ALDACO REBECA ALVARADO
1813 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

ARMENTA JAVIER
2305 HARDY RD
GRAND PRAIRIE TEXAS
750514556

MONTOYA RACHAEL C
2450 MILLER ST
GRAND PRAIRIE TEXAS
750515552

REED MARIA D
2445 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

DARROW DONALD C ETAL
2329 HARDY RD
GRAND PRAIRIE TEXAS
750514556

BANDA EDUARDO JR
2238 AVENUE C
GRAND PRAIRIE TEXAS
750514529

GASPAR TOMAS
2417 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

FLORES JOSE LUIS
2021 AVENUE C
GRAND PRAIRIE TEXAS
750514507

RETANA SANTIAGO & LAURA
2703 GARDEN GROVE RD
GRAND PRAIRIE TEXAS
750524432

BALDERA ERNESTO
133 TANNERS FARMS RD
FERRIS TEXAS
751259673

PARDO GERONIMO
2138 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ARTS INVESTMENTS LLC
4406 E. MAIN ST STE 102
MESA ARIZONA
852057910

DAVALOS MARIA ELENA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

TREVINO MARIO A & MARIA F
2326 AVENUE C
GRAND PRAIRIE TEXAS
750514592

MARTINEZ JOSE
1906 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515513

FLORES URIBE ARTEMIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RODRIGUEZ ANGEL CANO
1714 GRANADA AVE
GRAND PRAIRIE TEXAS
750515527

CASTILLO BENJAMIN G
1816 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RODRIGUEZ ROSA M
2101 HARDY RD TRLR 17
GRAND PRAIRIE TEXAS
750514598

GOMEZ JOSE R
2422 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

AMINU SEGUN PAUL
1812 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

HERRERA FRANCISCA GUERRA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

VILLADO ELIANA & MARQUEZ VIDAL F
2321 HARDY RD
GRAND PRAIRIE TEXAS
750514556

GUZMAN ROCIO I
1901 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

EJAZ INVESTMENT GROUP INC
506 N LOOP 12
IRVING TEXAS
750618710

RODRIGUEZ FERNANDO CABRERA &
2418 HARDY RD
GRAND PRAIRIE TEXAS
750515535

HERNANDEZ LILIANA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

BARBOZA MARIA IRENE
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MCARTHUR ANDRE
1831 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ANGLEFORGE PROPERTIES LLC
PO BOX 801071
DALLAS TEXAS
753801071

MANSIVAIS LUIS VALENTIN TRUJILLO &
1810 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

SALGADOGALLARDO DAVID A
1830 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

GUTIERREZ MAYRA
1909 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

CRUZ CECILIA
2125 AVENUE D
GRAND PRAIRIE TEXAS
750514536

LEYVA JULIAN & MARIA ROSARIO
2005 SE 14TH ST
GRAND PRAIRIE TEXAS
750514569

DELGADO JOSE N
2213 HARDY RD
GRAND PRAIRIE TEXAS
750514554

PORTILLO GEORGINA
2309 HARDY RD
GRAND PRAIRIE TEXAS
750514556

ORR NICHOLS
910 NE 22ND ST
GRAND PRAIRIE TEXAS
750504005

JONES BILLY G
2234 AVENUE C
GRAND PRAIRIE TEXAS
750514529

CSH PPTY ONE LLC
1824 GATEWAY CIR STE 200
GRAND PRAIRIE TEXAS
750515503

THOMAS JAMES LEROY
1705 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

CARDERIAS PARLECIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

SANCHEZ J GUADALUPE
2449 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

VEGA JOAN M
2114 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ZAVALA MIGUEL
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

PALACIOS VERONICA A
2129 AVENUE C
GRAND PRAIRIE TEXAS
750514591

GONZALES IGNACIO
2101 HARDY RD TRLR 5
GRAND PRAIRIE TEXAS
750514500

GONZALES FELICITAS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MIRAMONTES SALVADOR &
2510 CLOVERDALE ST
ARLINGTON TEXAS
760107709

LOYA ELIZANDRO & CATALINA
1818 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

BOHLING MARCIA G
1832 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

CABLA ROBERT
424 ROY CT
KELLER TEXAS
762482618

STANCU RODICA & DORU
2137 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TOCHE GLORIA
2333 HARDY RD
GRAND PRAIRIE TEXAS
750514556

FLORES ELOISA
1826 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

NICHOLS GAY LYNN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

TINOCO ISAIAS &
1718 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GORMLEY JOHN R
2201 AVENUE C
GRAND PRAIRIE TEXAS
750514530

GAITAN GABRIELA
1814 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

VANEGAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

GONZALEZ LEAPOLDA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

GONZALES MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CANO LUIS FIERROS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

COLQUITT LATONYA C
1815 GATEWAY CIRCLE
GRAND PRAIRIE TEXAS
750515503

SALAZAR TERESO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CASTILLO JOSE A
2433 MILLER ST
GRAND PRAIRIE TEXAS
750515553

JEAN JOSEPH A
1825 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

BABY MATHEW & JANE
1106 BELMONT DR
GRAND PRAIRIE TEXAS
750527100

GARCIA MIRTHALA GUADALUPE M
2218 AVENUE C
GRAND PRAIRIE TEXAS
750514529

HERNANDEZ AGUILAR SUSAN &
1802 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

ALVAREZ JUAN G
1902 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

HELLE CHARLES A
1821 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

MALDONADO DINA MARIE
1909 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515558

BUI HOAN PHUC
2202 AVE C
GRAND PRAIRIE TEXAS
750514529

SILVA JORGE &
1801 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

RAMOS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

FUENTES JESUS & MARU GARFIAS
1805 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

KERR ROBERT A
1823 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CABRALES ALFREDO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

VELOZ GERARDO &
1817 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

PHAM KRYSTAL
2433 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

ERAZO ROLANDO
2306 AVE C
GRAND PRAIRIE TEXAS
750514592

SANTANA LORENZO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ESQUIVEL JUAQUIN JESUS
2133 HARDY RD
GRAND PRAIRIE TEXAS
750514528

LUSK JOHN S JR
2237 HARDY RD
GRAND PRAIRIE TEXAS
750514554

GRAND PRAIRIE BURIAL PARK LLC
10842 RIDGE SPRING DR
DALLAS TEXAS
752181209

MCVEY PATRICIA A LIFE EST
2949 CROSSROADS DR
ABILENE TEXAS
796056953

ZABALA JACINTA
807 RYAN CT
ARLINGTON TEXAS
760017329

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

ROMAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CALDERON CONCEPTION
2405 CARDIFF ST
GRAND PRAIRIE TEXAS
750515522

TYSON DERRICK & JOYCE
2330 AVE C
GRAND PRAIRIE TEXAS
750514592

ESPINO DAVID &
1819 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ESCOBAR GIOVANNY E &
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROMERO GABRIELA
1811 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

SOLIS ROGER P & JUANITA F
2214 AVENUE C
GRAND PRAIRIE TEXAS
750514529

ARTS INVESTMENTS LLC
4406 E. MAIN ST STE 102
MESA ARIZONA
852057910

GARDUNO SERGIO
2523 SUNFLOWER DR
ARLINGTON TEXAS
760141821

JIMENEZ GRISELDA & JORGE
1823 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

BASS TENNILLE
1908 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

SPORTS PAUL GLOVER EST OF &
2422 HARDY RD
GRAND PRAIRIE TEXAS
750515535

DAVIS ALLEN JR
1913 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515514

AGUILAR ARMANDO
1705 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LEWIS RONNY LANCE &
2206 AVENUE C
GRAND PRAIRIE TEXAS
750514529

SALDARA MANSA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

NGUYEN CHAU H
2221 HARDY RD
GRAND PRAIRIE TEXAS
750514554

ALFARO JUAN ANTONIO &
2029 AVE C
GRAND PRAIRIE TEXAS
750514507

ARTS INVESTMENTS LLC
4406 E MAIN ST STE 102
MESA ARIZONA
852057910

191644

10-23-19

ORDINANCE NO. 31351

An ordinance ratifying and adopting an agreement between the cities of Dallas and Grand Prairie adjusting their common boundary line; releasing certain tracts of land to the City of Grand Prairie; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, it is the desire of the cities of Dallas and Grand Prairie to adjust their common boundary line in order to establish clear lines of demarcation for the most efficient development and delivery of services to the citizens in the area; and

WHEREAS, the cities of Dallas and Grand Prairie, pursuant to Section 43.031 of the Local Government Code, have entered into an agreement, authorized by city council Resolution No. 19-0878 on June 12, 2019, adjusting their common boundary line; and

WHEREAS, the city council finds that it is in the public interest for the City of Dallas to make such an adjustment; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas does hereby ratify and adopt the agreement attached hereto and made a part of this ordinance as Exhibit A, which was entered into by the City of Dallas and the City of Grand Prairie on October 23, 2019.

SECTION 2. That the City of Dallas does hereby release certain tracts of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described in Exhibit A, to the City of Grand Prairie.

191644

31351

SECTION 3. That the affected corporate limits of the City of Dallas shall upon final passage of this ordinance be adjusted as set out in Exhibit B.

SECTION 4. That the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 5. That the city secretary is hereby directed to publish this ordinance at least one time in the official newspaper of the City of Dallas.

SECTION 6. That upon final passage of this ordinance, the city secretary shall transmit a certified copy of this ordinance to the city secretary of the City of Grand Prairie.

SECTION 7. That this ordinance shall take effect upon ratification and adoption of the attached agreement by the City of Grand Prairie, or immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, whichever occurs later, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed OCT 23 2019

191644

31351

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

THIS AGREEMENT is made and entered into by and between the City of Dallas, Texas, hereinafter referred to as Dallas, and the City of Grand Prairie, Texas, hereinafter referred to as Grand Prairie.

WHEREAS, Dallas's western boundary is in part contiguous with the eastern boundary of Grand Prairie; and

WHEREAS, this existing boundary does not presently allow the efficient development and delivery of city services to the area; and

WHEREAS, the cities desire to modify their mutual boundary so as to allow more efficient development and delivery of city services to the area; and

WHEREAS, representatives of Dallas and Grand Prairie have met and agreed on a mutually acceptable boundary which is in the best interest of the citizens of each city.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Dallas and Grand Prairie agree as follows:

SECTION I.

Statement of Intent

It is the intent of Dallas and Grand Prairie to modify their respective boundaries in the following manner:

Adjust 44.534 acres of land in the city of Dallas located east of Hardy Road, north of Pioneer Parkway, and more particularly described in Attachment No. 1, attached hereto and made a part of this AGREEMENT, into the territorial limits of Grand Prairie.

SECTION II.

Release of Territory

Dallas agrees to release the property described in Attachment No. 1 to Grand Prairie.

191644

31351

SECTION III.

Waiver of Extraterritorial Jurisdiction

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of the property described in Section II in favor of Grand Prairie. It is expressly agreed and understood that this waiver shall operate only in favor of Grand Prairie, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Dallas may be able to assert against any other municipality.

SECTION IV.

Service Plans

Upon ratification and adoption of this agreement by the city council of Grand Prairie, Grand Prairie does hereby agree to immediately begin implementation into the affected area of the service plan attached to and made a part of this agreement as Attachment No. 2.

31351

SECTION V.

Effective Date

Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

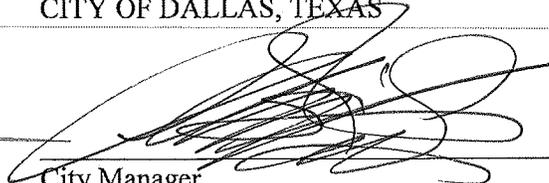
SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS



City Manager



City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By Mark E. Sampson
Deputy City Attorney

By 

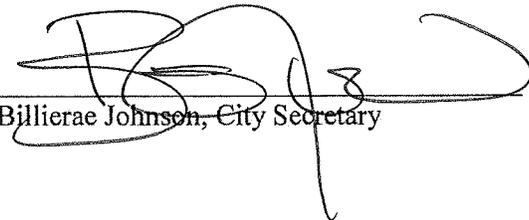
Assistant City Attorney

ATTEST:

ATTEST:

Catherine E. DiMaggio

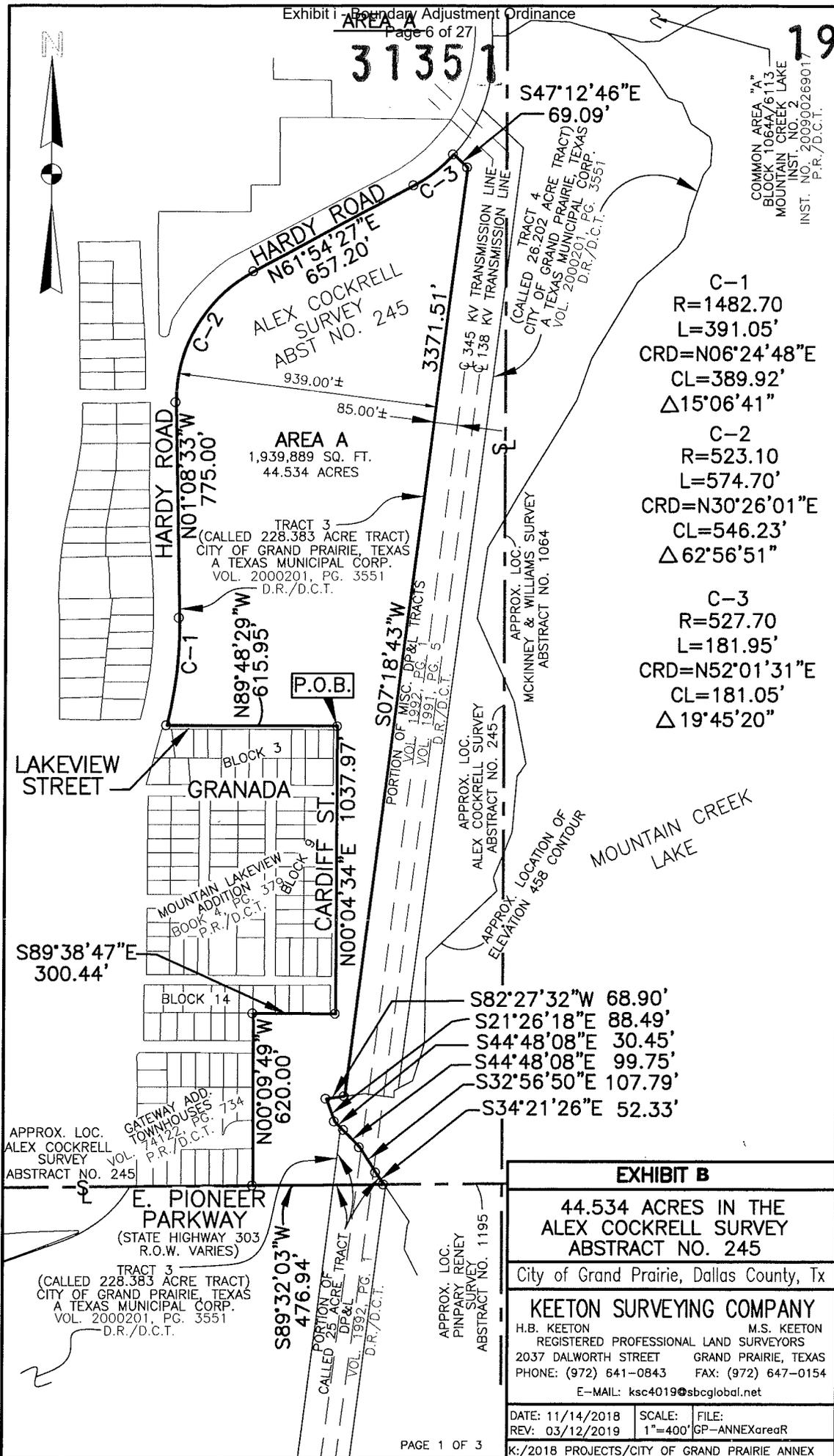
City Secretary



Billierae Johnson, City Secretary

31351

191644



- C-1
 R=1482.70
 L=391.05'
 CRD=N06°24'48"E
 CL=389.92'
 Δ15°06'41"
- C-2
 R=523.10
 L=574.70'
 CRD=N30°26'01"E
 CL=546.23'
 Δ62°56'51"
- C-3
 R=527.70
 L=181.95'
 CRD=N52°01'31"E
 CL=181.05'
 Δ19°45'20"

| | | |
|---|---------|----------------------|
| EXHIBIT B | | |
| 44.534 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY | | |
| H.B. KEETON | | M.S. KEETON |
| REGISTERED PROFESSIONAL LAND SURVEYORS | | |
| 2037 DALWORTH STREET | | GRAND PRAIRIE, TEXAS |
| PHONE: (972) 641-0843 | | FAX: (972) 647-0154 |
| E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: 11/14/2018 | SCALE: | FILE: |
| REV: 03/12/2019 | 1"=400' | GP-ANNEXareaR |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |

Description of Area A:

31351

Being a called 44.534 acre tract of land, out of the Alex Cockrell Survey, Abstract No. 245, in Dallas County, Texas, said 44.534 acre tract being a portion of a called 228.383 acre tract (called Tract 3 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas, and a portion of a called 25 acre tract of land deeded to DP&L, according to the deed thereof recorded in Volume 1992, Page 1, of the Deed Records of Dallas County, Texas, said 44.534 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner at an inner ell corner of said Tract 3 and the northwest corner of a previously called 25 acre tract deeded to DP&L according to the deed thereof recorded in Volume 1992, Page 5, of the Deed Records of Dallas County, Texas, and being in the intersection of an extension of the centerline of Cardiff Street, a called 31 foot wide concrete street, with the extension of the centerline of Lakeview Street, a 31 foot wide street;

THENCE N. 89°48'29" W., along the common line of said Tract 3 and the centerline of said Lakeview Street, a distance of 615.95 feet to a point for corner in concrete in the curving, easterly right-of-way line of Hardy Road, a variable width right-of-way;

THENCE along the curving easterly right-of-way of said Hardy Road the following 5 courses;

- (1) Along a non-tangent curve to the left, having a radius of 1482.70 feet, through a central angle of 15°06'41", an arc distance of 391.06 feet and having a chord which bears N. 06°24'48" E., a distance of 389.92 feet to a point for corner at the end of said curve;
- (2) N. 01°08'33" W., a distance of 775.00 feet to a point for corner for the beginning of a curve to the right having a radius 523.10 feet;
- (3) Along said curve to the right through a central angle of 62°56'51", an arc distance of 574.70 feet and having a chord which bears N. 30°26'01" E., a distance of 546.23 feet to a point for corner at the end of said curve;
- (4) N. 61°54'27" E., a distance of 657.20 feet to a point for corner for the beginning of a curve to the left having a radius of 527.70 feet;
- (5) Along said curve to the left, through a central angle of 19°45'21", an arc distance of 181.95 feet and having a chord bears N. 52°01'31" E., a distance of 181.05 feet to a point for corner;

THENCE along the easterly line of said Tract 3, the following 2 courses;

- (1) S. 47°12'46" E., a distance of 69.09 feet to a point for corner;
- (2) S. 07°18'43" W., a distance of 3,371.51 feet to a point for corner in the approximate elevation of 458 contour near the shoreline of Mountain Creek Lake;

EXHIBIT B

**44.534 ACRES IN THE
ALEX COCKRELL SURVEY
ABSTRACT NO. 245**

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net

| | | |
|------------------|----------------|---------------------|
| DATE: 11/14/2018 | SCALE: 1"=400' | FILE: GP-ANNEXaredR |
| REV: 03/12/2019 | | |

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX

31351

191644

THENCE continuing with the common line of said Tract 3 and along the meanders of the approximate elevation 458 contour of Mountain Creek Lake, the following 3 courses;

- (1) S. 82°27'32" W., a distance of 68.90 feet, to a point for corner;
- (2) S. 21°26'18" E., a distance of 88.49 feet to an angle point;
- (3) S. 44°48'08" E., a distance of 30.45 feet to an angle point being the most northerly corner of a portion of said DP&L 25 acre tract;

THENCE departing an easterly line of said Tract 3 and along the meanders of said approximate elevation 458 contour of Mountain Creek Lake, the following 3 courses;

- (1) Continuing S. 44°48'08" E., a distance of 99.75 feet, to a point for corner;
- (2) S. 32°56'50" E., a distance of 107.79 feet to an angle point;
- (3) S. 34°21'26" E., a distance of 52.33 feet to an angle point;

THENCE S. 89°32'03" W., with the south line of said DP&L 25 acre tract, over and across said Tract 3, and with the approximate north line of E. Pioneer Parkway ~ State Highway 303 (right-of-way varies), a distance of 476.94 feet to a point for corner;

THENCE N. 00°09'49" W., with the common line of said Tract 3 and Gateway Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 74122, Page 734, of the Plat Records of Dallas County, Texas, a distance of 620.00 feet to a point for corner

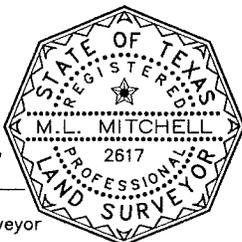
THENCE S. 89°38'47" E., with the common line of said Tract 3 and Block 14 of said Gateway Addition, a distance of 300.44 feet, to a point for corner;

THENCE N. 00°04'34" E., with the common line of said Tract 3 and said Cardiff Street, a distance of 1037.97 feet to the POINT OF BEGINNING, and CONTAINING 1,939,889 square feet or 44.534 acres of land, more or less.

Notes:

- This description/exhibit is not from an on the ground survey. It is based on existing deed information and survey prepared by Don Randall Hughes R.P.L.S. No. 5345 dated 8-24-2000 and is not to be used to convey title.
- The Surveyor prepared this exhibit without the benefit of a Title Commitment. The surveyor has not abstracted the record title and/or easements of subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
- This exhibit does not show existing improvements or easements.

M.L. Mitchell
M. L. Mitchell
 Registered Professional Land Surveyor
 Registration No. 2617



| | | |
|--|---------|----------------------|
| EXHIBIT B | | |
| 44.534 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY | | |
| H.B. KEETON | | M.S. KEETON |
| REGISTERED PROFESSIONAL LAND SURVEYORS | | |
| 2037 DALWORTH STREET | | GRAND PRAIRIE, TEXAS |
| PHONE: (972) 641-0843 | | FAX: (972) 647-0154 |
| E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: 11/14/2018 | SCALE: | FILE: |
| REV: 03/12/2019 | 1"=400' | GP-ANNEXareaR |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31351

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. ...", is written below the "ATTESTED BY:" text.

10-23-19

ORDINANCE NO. 31352

An ordinance ratifying and adopting an agreement between the cities of Dallas and Grand Prairie adjusting their common boundary line; releasing certain tracts of land to the City of Grand Prairie; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, it is the desire of the cities of Dallas and Grand Prairie to adjust their common boundary line in order to establish clear lines of demarcation for the most efficient development and delivery of services to the citizens in the area; and

WHEREAS, the cities of Dallas and Grand Prairie, pursuant to Section 43.031 of the Local Government Code, have entered into an agreement, authorized by city council Resolution No. 19-0878 on June 12, 2019, adjusting their common boundary line; and

WHEREAS, the city council finds that it is in the public interest for the City of Dallas to make such an adjustment; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas does hereby ratify and adopt the agreement attached hereto and made a part of this ordinance as Exhibit A, which was entered into by the City of Dallas and the City of Grand Prairie on October 23, 2019.

SECTION 2. That the City of Dallas does hereby release certain tracts of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described in Exhibit A, to the City of Grand Prairie.

191645

31352

SECTION 3. That the affected corporate limits of the City of Dallas shall upon final passage of this ordinance be adjusted as set out in Exhibit B.

SECTION 4. That the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 5. That the city secretary is hereby directed to publish this ordinance at least one time in the official newspaper of the City of Dallas.

SECTION 6. That upon final passage of this ordinance, the city secretary shall transmit a certified copy of this ordinance to the city secretary of the City of Grand Prairie.

SECTION 7. That this ordinance shall take effect upon ratification and adoption of the attached agreement by the City of Grand Prairie, or immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, whichever occurs later, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed OCT 23 2019

191645

31352

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

THIS AGREEMENT is made and entered into by and between the City of Dallas, Texas, hereinafter referred to as Dallas, and the City of Grand Prairie, Texas, hereinafter referred to as Grand Prairie.

WHEREAS, Dallas's western boundary is in part contiguous with the eastern boundary of Grand Prairie; and

WHEREAS, this existing boundary does not presently allow the efficient development and delivery of city services to the area; and

WHEREAS, the cities desire to modify their mutual boundary so as to allow more efficient development and delivery of city services to the area; and

WHEREAS, representatives of Dallas and Grand Prairie have met and agreed on a mutually acceptable boundary which is in the best interest of the citizens of each city.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Dallas and Grand Prairie agree as follows:

SECTION I.

Statement of Intent

It is the intent of Dallas and Grand Prairie to modify their respective boundaries in the following manner:

Adjust 15.373 acres of land in the city of Dallas located east of Hardy Road, north of Pioneer Parkway, and more particularly described in Attachment No. 1, attached hereto and made a part of this AGREEMENT, into the territorial limits of Grand Prairie.

SECTION II.

Release of Territory

Dallas agrees to release the property described in Attachment No. 1 to Grand Prairie.

31352

SECTION III.

Waiver of Extraterritorial Jurisdiction

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of the property described in Section II in favor of Grand Prairie. It is expressly agreed and understood that this waiver shall operate only in favor of Grand Prairie, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Dallas may be able to assert against any other municipality.

SECTION IV.

Service Plans

Upon ratification and adoption of this agreement by the city council of Grand Prairie, Grand Prairie does hereby agree to immediately begin implementation into the affected area of the service plan attached to and made a part of this agreement as Attachment No. 2.

191645

31352

SECTION V.

Effective Date

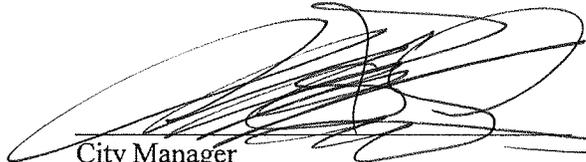
Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS


City Manager


City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

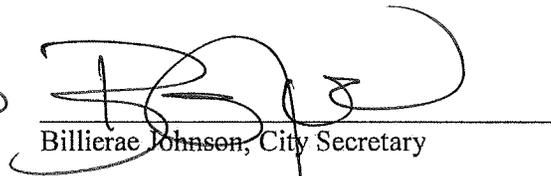
By Mark E. Dempsey
Deputy City Attorney

By 
Assistant City Attorney

ATTEST:

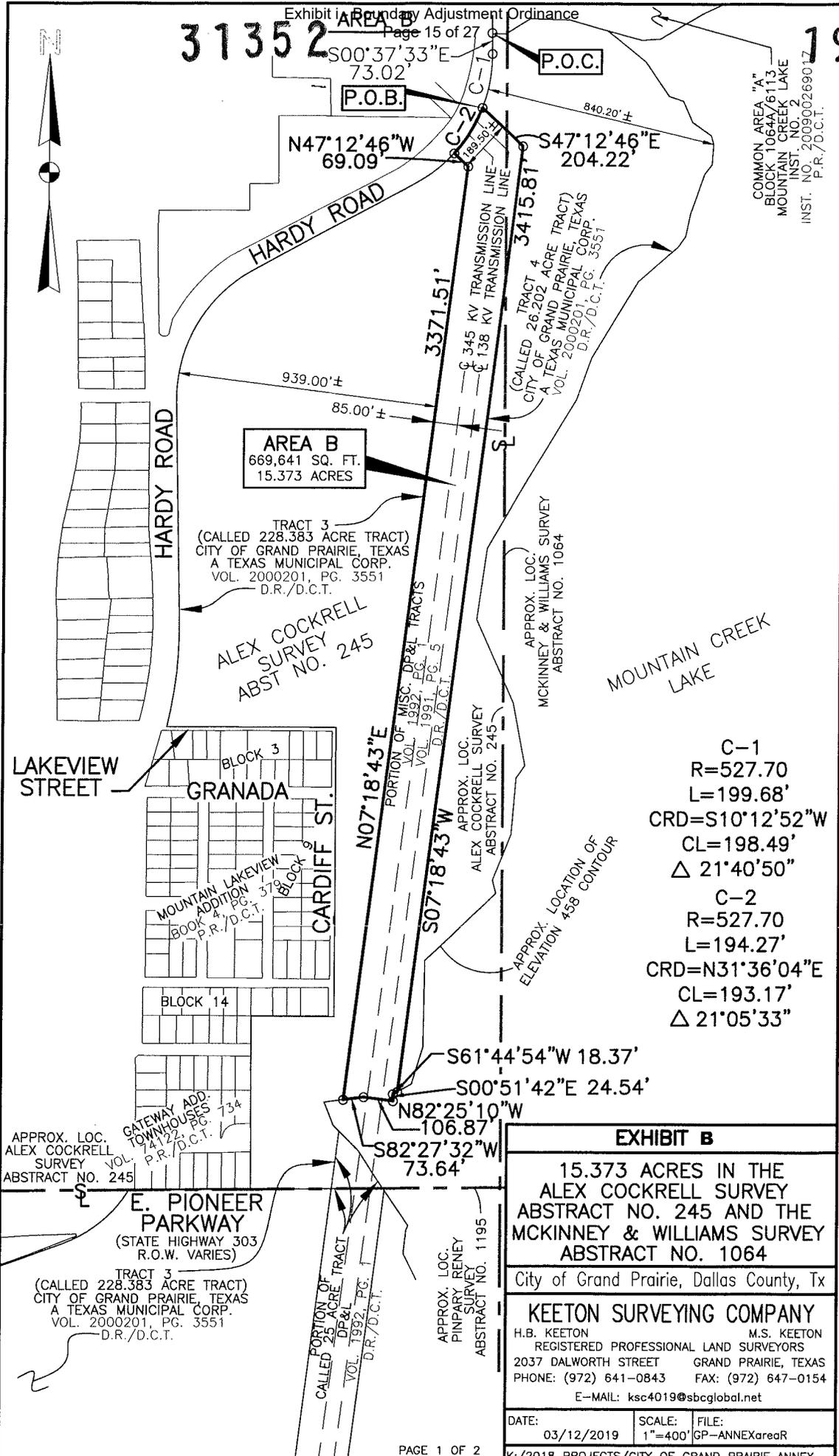
ATTEST:

Catherine E. DiMaggio
City Secretary


Billierae Johnson, City Secretary

31352

191645



AREA B
669,641 SQ. FT.
15.373 ACRES

TRACT 3
(CALLED 228.383 ACRE TRACT)
CITY OF GRAND PRAIRIE, TEXAS
A TEXAS MUNICIPAL CORP.
VOL. 2000201, PG. 3551
D.R./D.C.T.

ALEX COCKRELL
SURVEY
ABST. NO. 245

GRANADA

MOUNTAIN LAKEVIEW
ADDITION
BOOK 4, PG. 37
P.R./D.C.T.

BLOCK 14

GATEWAY ADD.
TOWNHOUSES
VOL. 74129, PG. 734
P.R./D.C.T.

E. PIONEER
PARKWAY
(STATE HIGHWAY 303
R.O.W. VARIES)

TRACT 3
(CALLED 228.383 ACRE TRACT)
CITY OF GRAND PRAIRIE, TEXAS
A TEXAS MUNICIPAL CORP.
VOL. 2000201, PG. 3551
D.R./D.C.T.

C-1
R=527.70
L=199.68'
CRD=S10°12'52"W
CL=198.49'
Δ 21°40'50"

C-2
R=527.70
L=194.27'
CRD=N31°36'04"E
CL=193.17'
Δ 21°05'33"

COMMON AREA "A"
BLOCK 1064A/6113
MOUNTAIN CREEK LAKE
INST. NO. 2
INST. NO. 200906269017
P.R./D.C.T.

EXHIBIT B
15.373 ACRES IN THE
ALEX COCKRELL SURVEY
ABSTRACT NO. 245 AND THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1064

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net

DATE: 03/12/2019 SCALE: 1"=400' FILE: GP-ANNEXareaR

Description of Area B:

Being a 15.373 acre tract of land, and being out of the Alex Cockrell Survey, Abstract No. 245, and the McKinney and Williams Survey, Abstract No. 1064, located in Dallas County, Texas, said 15.373 acre tract being a portion of a called 53.6 acre tract, a called 31 acre tract, a 37 acre tract, and a 25 acre tract of land deeded to TP&L, according to the deed thereof recorded in Volume 1992, Page 1 of the Deed Records of Dallas County, Texas, said 15.373 acre tract also being a portion of a called 30.67 acre tract of land deeded to DP&L, according to the deed thereof recorded in Volume 1991, Page 5 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at the most northerly, northwest corner of a called 26.202 acre tract of land (called Tract 4 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas and the most easterly, southwest corner of Common Area "A" Block 1064A/6113 of Mountain Creek Lake Installment No. 2, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 200900269017, of the Plat Records of Dallas County, Texas, said point also being in the easterly line of Hardy Road, a variable width right-of-way;

THENCE S. 00°37'33" E., along the common line of said Hardy Road and said Tract 4, a distance of 73.02 feet to a point for corner in said easterly line of Hardy Road and beginning of a curve to the right having a radius 527.70 feet;

THENCE continuing along common line of said Hardy Road and Tract 4, and with said curve to the right, through a central angle of 21°40'50", an arc distance of 199.68 feet, and having a chord which bears S. 10°12'52" W., a distance of 198.49 feet to the POINT OF BEGINNING of herein described tract;

THENCE S. 47°12'46" E., departing said Hardy Road and with the common line of said 15.373 acre tract and said Tract 4, a distance of 204.22 feet to a point for corner;

THENCE S. 07°18'43" W., with the common line of said 15.373 acre tract and said Tract 4, a distance of 3415.81 feet to a point for corner on the approximate elevation of 458 contour near the shoreline of Mountain Creek Lake;

THENCE along the common line of said 15.373 acre tract and said meanders of the elevation of 458 contour of Mountain Creek Lake, the following 4 courses;
(1) S. 61°44'54" W., a distance of 18.37 feet to a point for corner;
(2) S. 00°51'42" E., a distance of 24.54 feet to a point for corner;
(3) N. 82°25'10" W., a distance of 106.87 feet to a point for corner;
(4) S. 82°27'32" W., a distance of 73.64 feet to a point for corner;

THENCE with the common line a called 228.383 acre tract of land (called Tract 3 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas and said 15.373 acre tract the following 2 calls;
(1) N. 07°18'43" E., a distance of 3371.51 feet to a point for corner;
(2) N. 47°12'46" W., a distance of 69.09 feet to a point for corner, said point in aforementioned Hardy Road and being in a curve to the left having a radius 527.70 feet;

THENCE along the common line of said Hardy Road and said 15.373 acre tract and with said curve to the left through a central angle of 21°05'33", an arc distance of 194.27 feet and a chord which bears N. 31°36'04" E., a distance of 193.17 feet to the POINT OF BEGINNING, and CONTAINING 669,641 square feet or 15,373 acres of land, more or less.

Notes:
-This description/exhibit is not from an on the ground survey. It is based on existing deed information and survey prepared by Don Randall Hughes R.P.L.S. No. 5345 dated 8-24-2000 and is not to be used to convey title.
-The Surveyor prepared this exhibit without the benefit of a Title Commitment. The surveyor has not abstracted the record title and/or easements of subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
-This exhibit does not show existing improvements or easements.



M.L. Mitchell
M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2617

| | | |
|---|---------|----------------------|
| EXHIBIT B | | |
| 15.373 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY | | |
| H.B. KEETON | | M.S. KEETON |
| REGISTERED PROFESSIONAL LAND SURVEYORS | | |
| 2037 DALWORTH STREET | | GRAND PRAIRIE, TEXAS |
| PHONE: (972) 641-0843 | | FAX: (972) 647-0154 |
| E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: | SCALE: | FILE: |
| 03/12/2019 | 1"=400' | GP-ANNEXareaR |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

31352

ORDINANCE NUMBER _____

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. ...", is written over a horizontal line.

10-23-19

ORDINANCE NO. 31353

An ordinance ratifying and adopting an agreement between the cities of Dallas and Grand Prairie adjusting their common boundary line; releasing certain tracts of land to the City of Grand Prairie; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, it is the desire of the cities of Dallas and Grand Prairie to adjust their common boundary line in order to establish clear lines of demarcation for the most efficient development and delivery of services to the citizens in the area; and

WHEREAS, the cities of Dallas and Grand Prairie, pursuant to Section 43.031 of the Local Government Code, have entered into an agreement, authorized by city council Resolution No. 19-0878 on June 12, 2019, adjusting their common boundary line; and

WHEREAS, the city council finds that it is in the public interest for the City of Dallas to make such an adjustment; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas does hereby ratify and adopt the agreement attached hereto and made a part of this ordinance as Exhibit A, which was entered into by the City of Dallas and the City of Grand Prairie on October 23, 2019.

SECTION 2. That the City of Dallas does hereby release certain tracts of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described in Exhibit A, to the City of Grand Prairie.

31353

SECTION 3. That the affected corporate limits of the City of Dallas shall upon final passage of this ordinance be adjusted as set out in Exhibit B.

SECTION 4. That the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 5. That the city secretary is hereby directed to publish this ordinance at least one time in the official newspaper of the City of Dallas.

SECTION 6. That upon final passage of this ordinance, the city secretary shall transmit a certified copy of this ordinance to the city secretary of the City of Grand Prairie.

SECTION 7. That this ordinance shall take effect upon ratification and adoption of the attached agreement by the City of Grand Prairie, or immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, whichever occurs later, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed OCT 23 2019

191646

31353

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

THIS AGREEMENT is made and entered into by and between the City of Dallas, Texas, hereinafter referred to as Dallas, and the City of Grand Prairie, Texas, hereinafter referred to as Grand Prairie.

WHEREAS, Dallas's western boundary is in part contiguous with the eastern boundary of Grand Prairie; and

WHEREAS, this existing boundary does not presently allow the efficient development and delivery of city services to the area; and

WHEREAS, the cities desire to modify their mutual boundary so as to allow more efficient development and delivery of city services to the area; and

WHEREAS, representatives of Dallas and Grand Prairie have met and agreed on a mutually acceptable boundary which is in the best interest of the citizens of each city.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Dallas and Grand Prairie agree as follows:

SECTION I.

Statement of Intent

It is the intent of Dallas and Grand Prairie to modify their respective boundaries in the following manner:

Adjust 26.202 acres of land in the city of Dallas located east of Hardy Road, north of Pioneer Parkway, and more particularly described in Attachment No. 1, attached hereto and made a part of this AGREEMENT, into the territorial limits of Grand Prairie.

SECTION II.

Release of Territory

Dallas agrees to release the property described in Attachment No. 1 to Grand Prairie.

31353

SECTION III.

Waiver of Extraterritorial Jurisdiction

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of the property described in Section II(a) in favor of Grand Prairie. It is expressly agreed and understood that this waiver shall operate only in favor of Grand Prairie, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Dallas may be able to assert against any other municipality.

SECTION IV.

Service Plans

Upon ratification and adoption of this agreement by the city council of Grand Prairie, does hereby agree to immediately begin implementation into the affected area of the service plan attached to and made a part of this agreement as Attachment No. 2.

31353

SECTION V.

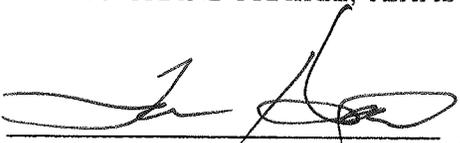
Effective Date

Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

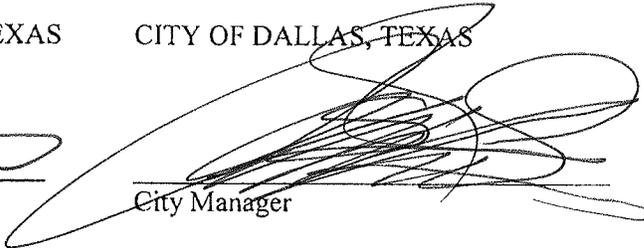
SIGNED this the 23 day of Oct., 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS



City Manager

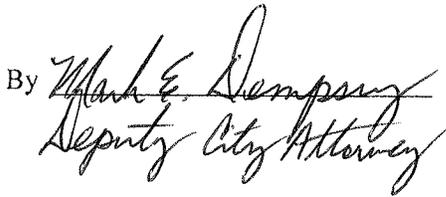


City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Deputy City Attorney

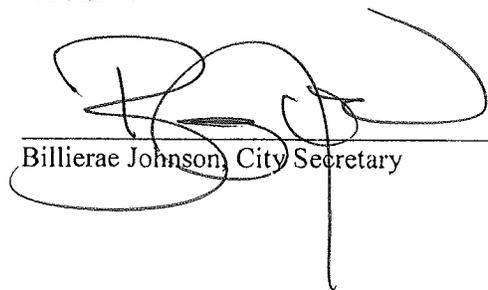
By 
Assistant City Attorney

ATTEST:

ATTEST:



City Secretary



Billierae Johnson, City Secretary

191646

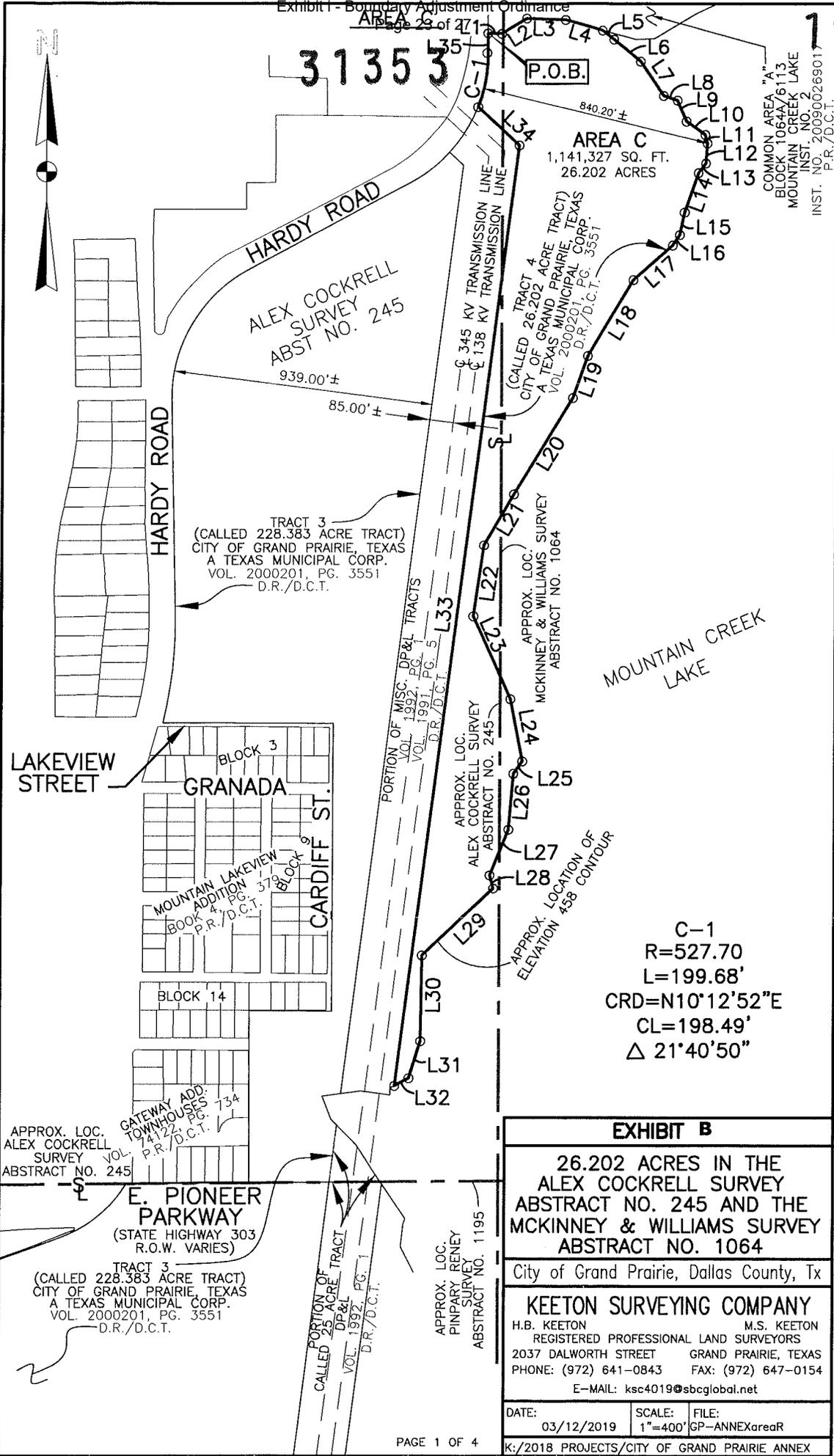


EXHIBIT B

26.202 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

H.B. KEETON M.S. KEETON
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
 PHONE: (972) 641-0843 FAX: (972) 647-0154
 E-MAIL: ksc4019@sbcglobal.net

| | | |
|------------|---------|---------------|
| DATE: | SCALE: | FILE: |
| 03/12/2019 | 1"=400' | GP-ANNEXareaR |

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX

31353

191646



| LINE TABLE | | |
|------------|----------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 49.80' | S88°20'42"E |
| L2 | 106.25' | N58°08'47"E |
| L3 | 140.83' | S88°02'07"E |
| L4 | 142.30' | S73°57'44"E |
| L5 | 53.09' | S52°15'45"E |
| L6 | 126.28' | S50°35'01"E |
| L7 | 150.90' | S34°16'06"E |
| L8 | 53.69' | S71°51'55"E |
| L9 | 83.13' | S23°01'09"E |
| L10 | 83.90' | S55°13'22"E |
| L11 | 32.51' | S15°03'35"E |
| L12 | 72.55' | S04°13'44"W |
| L13 | 44.09' | S38°15'45"W |
| L14 | 150.83' | S19°16'06"W |
| L15 | 82.95' | S11°47'45"W |
| L16 | 46.04' | S33°56'31"W |
| L17 | 189.97' | S49°11'42"W |
| L18 | 319.41' | S31°19'12"W |
| L19 | 160.53' | S19°39'28"W |
| L20 | 406.43' | S31°33'38"W |
| L21 | 212.65' | S30°21'13"W |
| L22 | 258.15' | S08°11'47"W |
| L23 | 328.04' | S24°17'47"E |
| L24 | 228.81' | S11°04'41"E |
| L25 | 54.38' | S35°52'41"W |
| L26 | 202.99' | S04°49'50"W |
| L27 | 178.05' | S22°17'06"W |
| L28 | 48.82' | S15°22'46"E |
| L29 | 351.39' | S46°29'04"W |
| L30 | 308.90' | S00°49'55"W |
| L31 | 139.93' | S17°14'33"W |
| L32 | 57.79' | S61°44'54"W |
| L33 | 3415.81' | N07°18'43"E |
| L34 | 204.22' | N47°12'46"W |
| L35 | 73.02' | N00°37'33"W |

| EXHIBIT B | | |
|---|---------|---------------|
| 26.202 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY H.B. KEETON M.S. KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: | SCALE: | FILE: |
| 03/12/2019 | 1"=400' | GP-ANNEXareaR |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |

31353

Description of Area C:

Being a called 26.202 acre tract of land, out of the Alex Cockrell Survey, Abstract No. 245 and the McKinney and Williams Survey, Abstract No. 1064, in Dallas County, Texas, (called Tract 4 per deed) deeded to City of Grand Prairie according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas, said 26.202 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner at the most northerly, northwest corner of said Tract 4 and the most easterly, southwest corner of Common Area "A" Block 1064A/6113 of Mountain Creek Lake Installment No. 2, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 200900269017 of the Plat Records of Dallas County, Texas, said point also being in the easterly line of Hardy Road, a variable width right-of-way;

THENCE with the common line of said Tract 4 and said Common Area "A" the following 4 courses;

- (1) S. 88°20'42" E., a distance of 49.80 feet to a point for corner;
- (2) N. 58°08'47" E., a distance of 106.25 feet to a point for corner;
- (3) S. 88°02'07" E., a distance of 140.83 feet to a point for corner;
- (4) S. 73°57'44" E., a distance of 142.30 feet to a point for corner on the approximate elevation line of 458 contour along the shoreline of Mountain Creek Lake;

THENCE along the common line of said Tract 4 and said meanders of the elevation line of 458 contour of Mountain Creek Lake, the following 28 courses;

- (1) S. 52°15'45" E., a distance of 53.09 feet to a point for corner;
- (2) S. 50°35'01" E., a distance of 126.28 feet to a point for corner;
- (3) S. 34°16'06" E., a distance of 150.90 feet to a point for corner;
- (4) S. 71°51'55" E., a distance of 53.69 feet to a point for corner;
- (5) S. 23°01'09" E., a distance of 83.13 feet to a point for corner;
- (6) S. 55°13'22" E., a distance of 83.90 feet to a point for corner;
- (7) S. 15°03'35" E., a distance of 32.51 feet to a point for corner;
- (8) S. 04°13'44" W., a distance of 72.55 feet to a point for corner;
- (9) S. 38°15'45" W., a distance of 44.09 feet to a point for corner;
- (10) S. 19°16'06" W., a distance of 150.83 feet to a point for corner;
- (11) S. 11°47'45" W., a distance of 82.95 feet to a point for corner;
- (12) S. 33°56'31" W., a distance of 46.04 feet to a point for corner;

| EXHIBIT B | | |
|--|-------------------|------------------------|
| 26.202 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY | | |
| H.B. KEETON M.S. KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: 03/12/2019 | SCALE: 1"=400' | FILE: GP-ANNEXarear |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |

31353

191646

- (13) S. 49°11'42" W., a distance of 189.97 feet to a point for corner;
- (14) S. 31°19'12" W., a distance of 319.41 feet to a point for corner;
- (15) S. 19°39'28" W., a distance of 160.53 feet to a point for corner;
- (16) S. 31°33'38" W., a distance of 406.43 feet to a point for corner;
- (17) S. 30°21'13" W., a distance of 212.65 feet to a point for corner;
- (18) S. 08°11'47" W., a distance of 258.15 feet to a point for corner;
- (19) S. 24°17'47" E., a distance of 328.04 feet to a point for corner;
- (20) S. 11°04'41" E., a distance of 228.81 feet to a point for corner;
- (21) S. 35°52'41" W., a distance of 54.38 feet to a point for corner;
- (22) S. 04°49'50" W., a distance of 202.99 feet to a point for corner;
- (23) S. 22°17'06" W., a distance of 178.05 feet to a point for corner;
- (24) S. 15°22'46" E., a distance of 48.82 feet to a point for corner;
- (25) S. 46°29'04" W., a distance of 351.39 feet to a point for corner;
- (26) S. 00°49'55" W., a distance of 308.90 feet to a point for corner;
- (27) S. 17°14'33" W., a distance of 139.93 feet to a point for corner;
- (28) S. 61°44'54" W., a distance of 57.79 feet to a point for corner;

THENCE departing said meanders of the elevation of 458 contour of Mountain Creek Lake and with the westerly line of said Tract 4 the following courses;

- (1) N. 07°18'43" E., a distance of 3415.81 feet to a point for corner;
- (2) N. 47°12'46" W., a distance of 204.22 feet to a point for corner in said easterly line of Hardy Road and being in a curve to the left having a radius 527.70 feet;

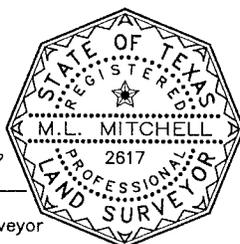
THENCE along the common line of said Hardy Road and Tract 4 and with said curve to the left through a central angle of 21°40'50", an arc distance of 199.68 feet and having a chord which bears N. 10°12'52" E., a distance of 198.49 feet to the end of said curve;

THENCE N. 00°37'33" W., along the common line of said Hardy Road and Tract 4, a distance of 73.02 feet to the POINT OF BEGINNING, and CONTAINING 1,141,327 square feet or 26.202 acres of land, more or less.

Notes:

- This description/exhibit is not from an on the ground survey. It is based on existing deed information and survey prepared by Don Randall Hughes R.P.L.S. No. 5345 dated 8-24-2000 and is not to be used to convey title.
- The Surveyor prepared this exhibit without the benefit of a Title Commitment. The surveyor has not abstracted the record title and/or easements of subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
- This exhibit does not show existing improvements or easements.

M.L. Mitchell
M. L. Mitchell
 Registered Professional Land Surveyor
 Registration No. 2617



| | | |
|---|----------------------|---------------|
| EXHIBIT B | | |
| 26.202 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064 | | |
| City of Grand Prairie, Dallas County, Tx | | |
| KEETON SURVEYING COMPANY | | |
| H.B. KEETON | M.S. KEETON | |
| REGISTERED PROFESSIONAL LAND SURVEYORS | | |
| 2037 DALWORTH STREET | GRAND PRAIRIE, TEXAS | |
| PHONE: (972) 641-0843 | FAX: (972) 647-0154 | |
| E-MAIL: ksc4019@sbcglobal.net | | |
| DATE: | SCALE: | FILE: |
| 03/12/2019 | 1"=400' | GP-ANNEXareaR |
| K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX | | |



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31353

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. ...", is written over a horizontal line.



Legislation Details (With Text)

File #: 19-9642 **Version:** 1 **Name:** Z200102 - SF-6 on Avenue C
Type: Ordinance **Status:** Public Hearing
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A- Location Map](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A request to change the zoning from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District to allow for one residential dwelling on four individually platted lots.

| Direction | Zoning | Existing Use |
|-----------|--------|--------------------------|
| North | SF-4 | Single-Family Residences |
| South | SF-4 | Single-Family Residences |

| | | |
|------|------|--------------------------|
| West | SF-4 | Single-Family Residences |
| East | SF-4 | Single-Family Residences |

PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 0.564 acres from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District, to allow the applicant to move forward with a replat (RP191003) of three residential lots, being 2, 3, and 4 to create Lots 2R, 3R, 4R, and 4R-1. The SF-4 density maximum of 5.8 units per acre and lot width only allow for three lots being 60 feet wide, whereas the SF-6 district density maximum is 8.7 units per acre, and allows for four 50 foot wide lots. The lot reasonably accommodates the uses permitted in the SF-6 base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR). Low Density Residential according to the Comprehensive Plan is 0-6 dwelling units per net acre. Although the density of the zoning area exceeds 6 dwelling units per acre, it is consistent with the surrounding density and pattern of development, and meets SF-6 standards which allows for single-family detached only.

ZONING REQUIREMENTS

The existing base zoning is SF-4 Single-Family Four Residential District. The proposed base zoning for the 0.564 acres is SF-6. All zoning will defer to the Unified Development Code (UDC) as amended.

Dimensional Requirements

The following outlines the minimum dimensional requirements of the SF-6 district and provides an analysis of the proposed compliance with the district.

| Standard | Required | Meets |
|----------------------------|------------|-------|
| Minimum Lot Area | 5,000 s.f. | Yes |
| Minimum Lot Width | 50 ft. | Yes |
| Minimum Lot Depth | 100 ft. | Yes |
| Minimum Front Yard Setback | 25 ft. | Yes |

VARIANCES:

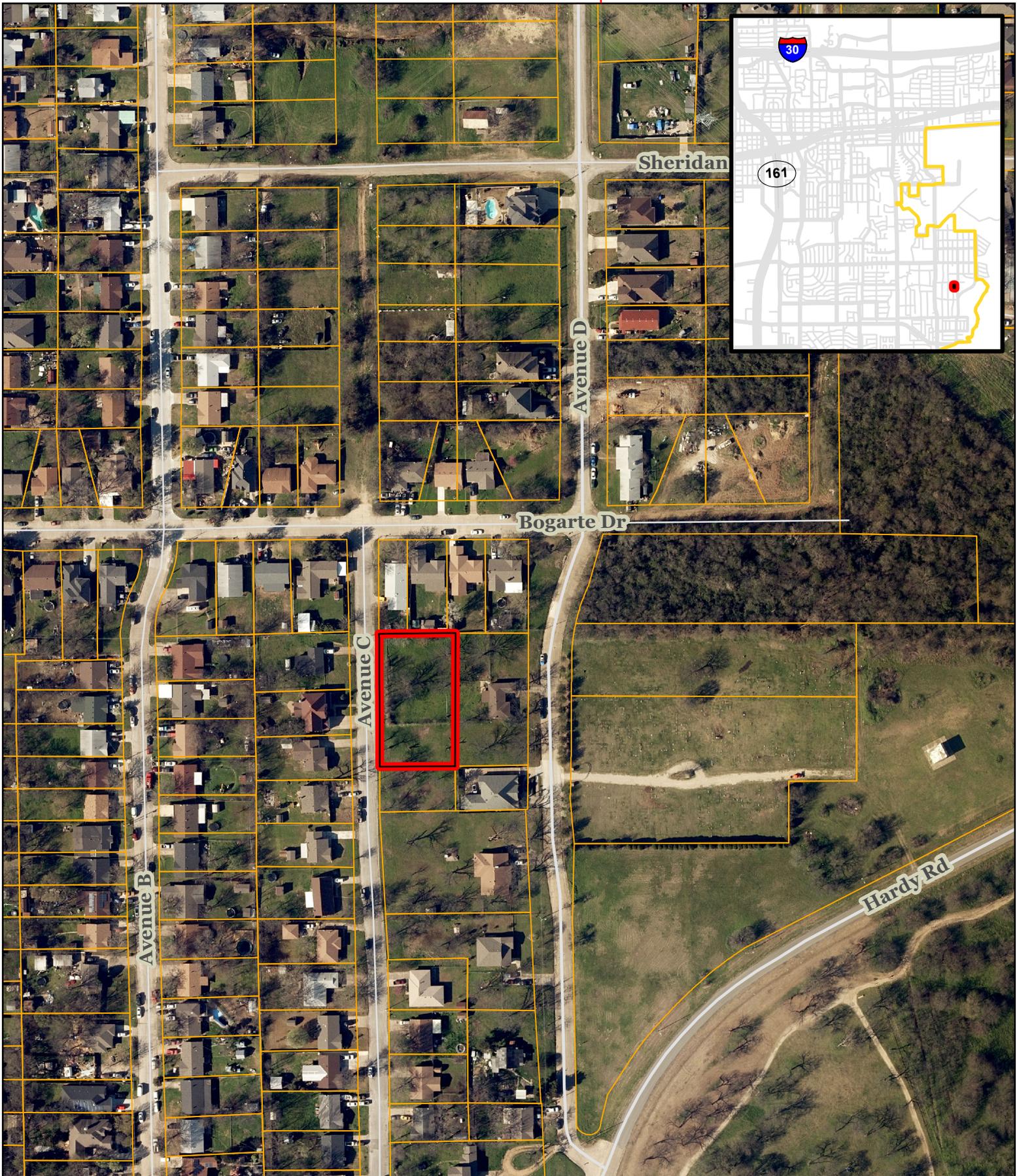
None.

RECOMMENDATION:

DRC recommends approval of the proposed zone change from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District

Body

Exhibit A- Location Map



CASE LOCATION MAP
Case Number Z200102
SF-6 on Avenue C



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



Legislation Details (With Text)

File #: 19-9636 Version: 1 Name: S200103 - Site Plan - Hamilton HQ
Type: Ordinance Status: Consent Agenda
File created: 12/10/2019 In control: Planning and Zoning Commission
On agenda: 1/6/2020 Final action:
Title: S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments: Exhibit A - Location Map.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Building Elevations.pdf
Exhibit D - Landscape Plan.pdf
Exhibit E - Truck Dock Screening.pdf
Exhibit F - Appendix F Checklist.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result

From
Chris Hartmann

Title
S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial
City Council Action: January 21, 2020

Presenter
Savannah Ware, AICP, Senior Planner

Recommended Action
Approve

Analysis

SUMMARY:

Site Plan for Hamilton HQ, a 40,670-sq. ft. office/showroom and warehouse on 4.738 acres. Lots 4R and 5R, Block 3, Farmers Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, generally located south of W Trinity Blvd and east of Farmers Rd, and addressed as 1205 and 1207 W Trinity Blvd.

PURPOSE OF REQUEST:

The applicant intends to construct a 40,670 sq. ft. office/showroom and warehouse on 4.738 acres. Development in a Corridor Overlay District and industrial development require City Council approval of a Site Plan. Development at this location requires City Council approval of a Site Plan because the property is within the SH-161 Corridor Overlay District and intended for industrial use.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|--------|------------------------------|
| North | LI | Undeveloped |
| South | LI | Undeveloped |
| West | PD-105 | Grand Place Mobile Home Park |
| East | LI | Wolfe Masonry Contractors |

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The site is accessible from Farmers Road and Trinity Blvd via a cross access drive on the adjacent lot. The proposed 40,670 sq. ft. building includes two office areas at the northwest and northeast corners of the building. The Site Plan depicts parking, access drives, a fire lane, and a truck court with loading bays located on the south side of the building.

ZONING REQUIREMENTS:

The subject property is zoned LI and within the SH-161 Corridor Overlay District. Since the proposed building is less than 50,000 sq. ft., the standards in Appendix F: Corridor Overlay Districts apply instead of Appendix X: Industrial Development Standards.

Density and Dimensional Requirements

Development is subject to the LI standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

| Standard | Required | Provided | Meets |
|-------------------------|----------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 15,000 | 206,411 | Yes |

| | | | |
|-----------------------|-----|--------|-----|
| Min. Lot Width (Ft.) | 100 | 265.58 | Yes |
| Min. Lot Depth (Ft.) | 150 | 437.33 | Yes |
| Front Setback (Ft.) | 25 | 25 | Yes |
| Rear Setback (Ft.) | 0 | 0 | Yes |
| Max. Height (Ft.) | 50 | 35 | Yes |
| Max. Floor Area Ratio | 1:1 | 0.19:1 | Yes |

Parking

The required number of parking spaces is calculated based on use. The following table shows the required parking and provided parking.

Table 3: Required Parking

| Use | Standard | Required | Provided |
|-----------------|---------------------------|----------|----------|
| Office/Showroom | 1 Space/1,000 sq. ft. | 10 | 27 |
| Warehouse | 20+ 1 Space/5,000 sq. ft. | 27 | 25 |
| Total | - | 37 | 79 |

Article 10 of the UDC states that the number of parking spaces cannot exceed 115% of required parking for buildings greater than 30,000 sq. ft. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without approval by City Council and compensatory measures. The proposal includes 79 parking spaces, which is greater than 115% of the parking requirement.

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal does not meet all of the landscape and screening requirements. The applicant has agreed to amend the landscaping plan to comply with the requirements.

Table 4: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|----------------|----------|----------|-------|
| Area (Sq. Ft.) | 20,641 | 20,641 | Yes |
| Trees | 50 | 25 | No |
| Shrubs | 413 | 435 | Yes |

The applicant is using a masonry screening wall to screen the truck docks from view from Farmers Rd. Exhibit E - Truck Dock Screening shows what the view of the screening wall and truck court will look like from Farmers Rd.

APPENDIX F STANDARDS:

Building Design

The exterior building materials include concrete tilt wall in two colors, stone, and metal accent.

Appendix F contains two windows requirements. The first is that facades shall include windows that equal 50% of the overall vertical surface of all facades or that equal 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building

elevations do not meet the window requirements.

Table 4: Windows

| Façade | Required | Provided | Meets |
|-----------------|----------|----------|-------|
| North | 30% | 17.8% | No |
| West | 30% | 7.5% | No |
| Total (Area)* | 50% | 11.8% | No |
| Total (Length)* | 50% | 21.4% | No |

*Applicants must provide windows for the total area or total length (not both).

Appendix F Menu Items

Appendix F 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 applicant has submitted the Appendix F Checklist showing the intended Menu Items.

VARIANCES:

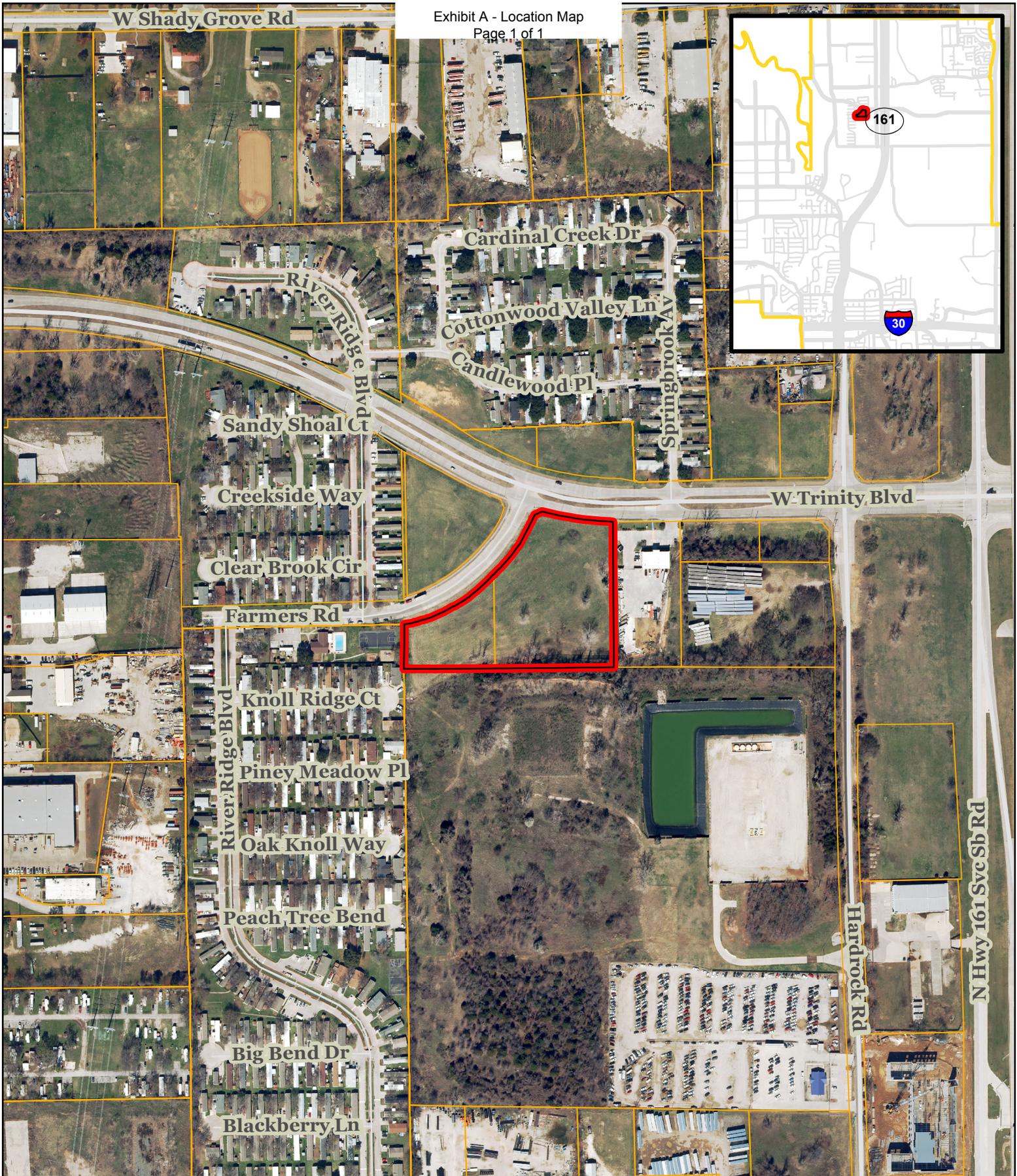
City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations.

As a part of this Site Plan, the applicant is requesting the variances listed below.

1. 30 Ft. Landscape Buffer - Appendix F requires a 30 ft. landscape buffer along street frontages. Part of the drive aisle and some of the parking spaces encroach the landscape buffer. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
2. Number of Parking Spaces - Appendix F treats parking calculations as parking maximums instead of minimums. The number of parking spaces exceeds what is allowed. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
3. Articulation on Four Sides - Appendix F requires articulation on all four sides of the building or on three sides of the building with a double row of trees at the rear of the building. The proposal includes articulation on three sides of the building but no double row of trees. Staff notes that a creek runs along the southern portion of the site which limits the availability of planting area, and that the property immediately to the south is zoned Light Industrial.
4. Overall Windows - Windows must account for 50% of the area of all facades or 50% of the length of all facades. The proposed building elevations do not meet either requirement.
5. Windows for Street-Facing Facades - Windows must account for 30% of the area of street-facing facades. The north and west facades are street-facing facades but do not include 30% windows.

RECOMMENDATION:

Staff recommends approval with the condition that the applicant provide staff with a phase parking plan meeting the requirements of Appendix F, make required additions to the landscaping plan, providing required trees and seasonal color, and replat the property prior to construction.

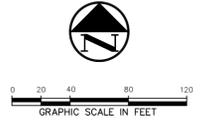
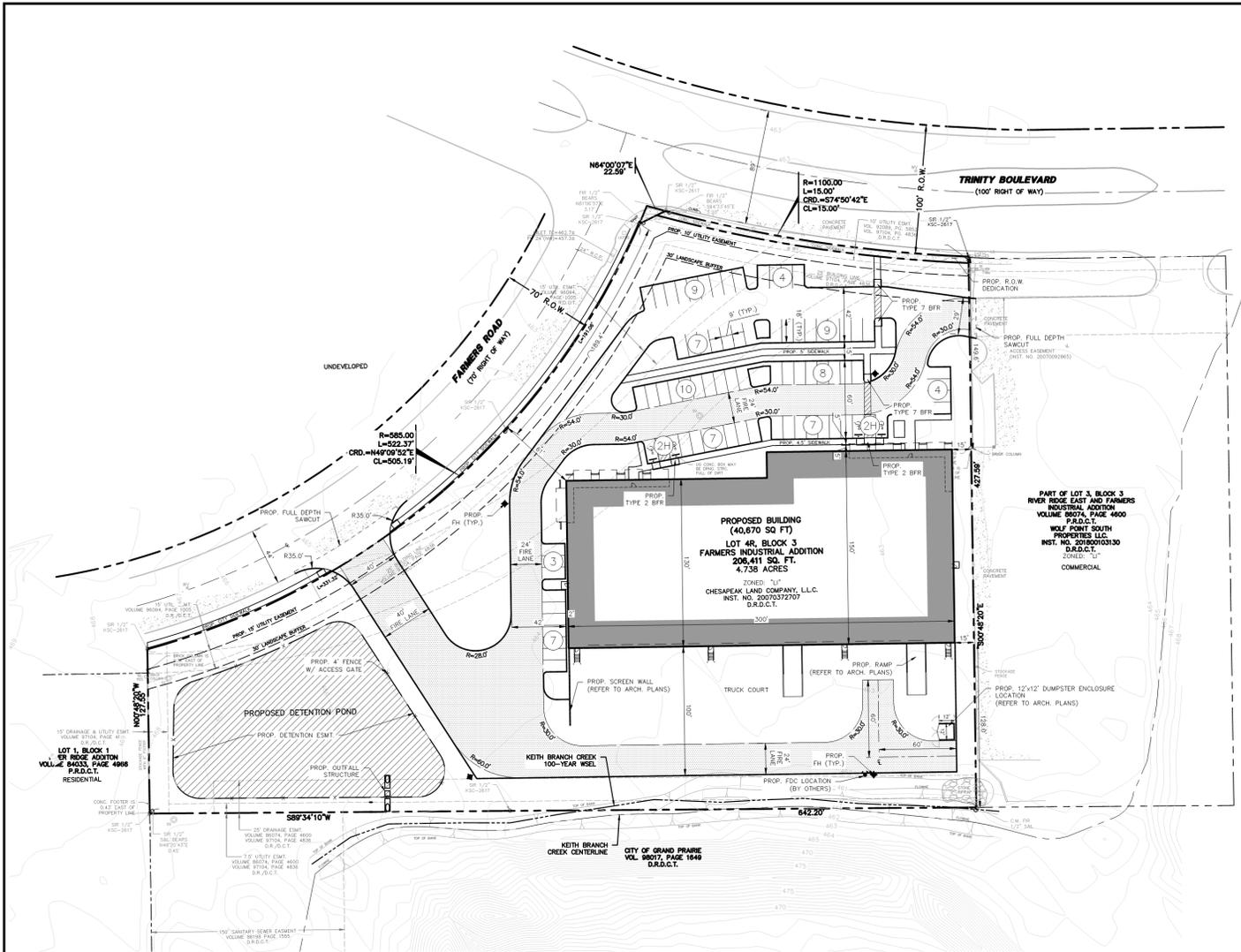


CASE LOCATION MAP
Case Number S200103
Hamilton HQ



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2"-HIGH IRON ROD
- W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- GRADE BREAKS
- SWALES
- FIRE LANE

SITE INFORMATION TABLE

| | |
|----------------------------|--------------------------------|
| LOT 4R, BLOCK 3 | |
| TOTAL SITE ACRES: | 206.411 S.F. OR 4.738 ACRES |
| ZONING: | LI (LIGHT INDUSTRIAL) |
| PROPOSED USE: | OFFICE / WAREHOUSE |
| BUILDING AREA: | 40,670 S.F. |
| | 32,536 S.F. (WAREHOUSE) |
| | 8,134 S.F. (OFFICE) |
| BUILDING HEIGHT: | 35 |
| IMPERVIOUS AREAL: | 122,900 S.F. |
| IMPERVIOUS COVERAGE: | 59% |
| PARKING REQUIRED: | 32,536/5000 = 27 |
| | OFFICE (1:325): 8,134/325 = 25 |
| | 52 |
| PARKING PROVIDED: | 75 |
| HANDICAP PARKING PROVIDED: | 4 |
| TOTAL PARKING PROVIDED: | 79 CARS (75 W / 4 HANDICAP) |

SCALE: HARRIS COUNTY FLOOD PLAIN BASED ON FEMA FIRM NO. 48113C0298L DATED MARCH 21, 2019

OWNER REPRESENTATIVE/DEVELOPER:
HAMILTON COMMERCIAL
1600 EAST PIONEER PARKWAY
SUITE 550
ARLINGTON, TEXAS 76010
PHONE: (972) 663-9775

ENGINEER/SURVEYOR:
ALEX J. CAMUNEZ, P.E.
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031



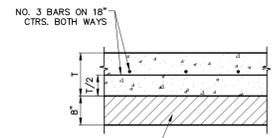
ANY OUTDOOR STORAGE SHALL REQUIRE SUP.

REQUEST FOR VARIANCE TO INSTALL PAVEMENT WITHIN 30' LANDSCAPE BUFFER ALONG RIGHT OF WAY.

A REPLAY WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION ON THE PROPERTY TO CORRECT BOTH LOTS AND EASEMENTS TO ACCOMMODATE THE DEVELOPMENT.

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.



SCARIFY AND COMPACT SUBGRADE BETWEEN 95% AND 100% MAX. DRY DENSITY (STD. PROCTOR).

CONCRETE PAVEMENT SECTION
1 NOT TO SCALE

WARNING!
GEO TECHNICAL RECOMMENDATIONS HAVE NOT BEEN PROVIDED TO DATE. A GEO TECHNICAL INVESTIGATION AND DESIGN BY A LICENSED ENGINEER IS RECOMMENDED. PAVEMENT THICKNESS SHOWN ARE BASED ON REGIONAL STANDARDS.

PRELIMINARY NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES. PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ALEXANDER J. CAMUNEZ, PE TEXAS REGISTRATION NO. 132351 DATE: 12/13/2019

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM E-469
TX REG. SURVEYING FIRM LS-1000000

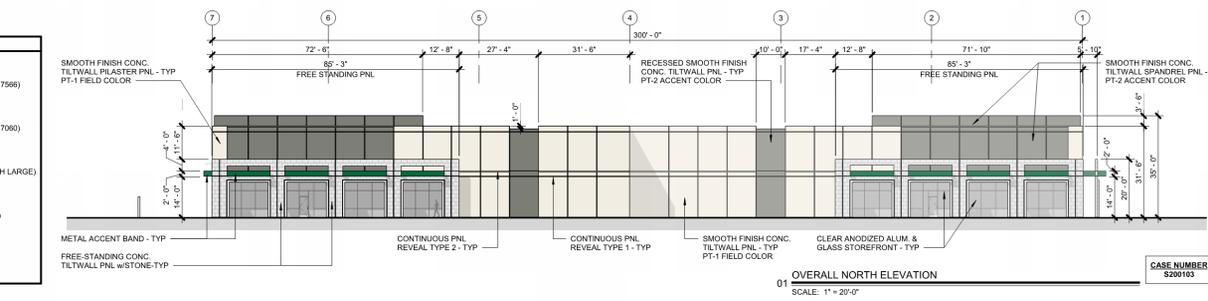
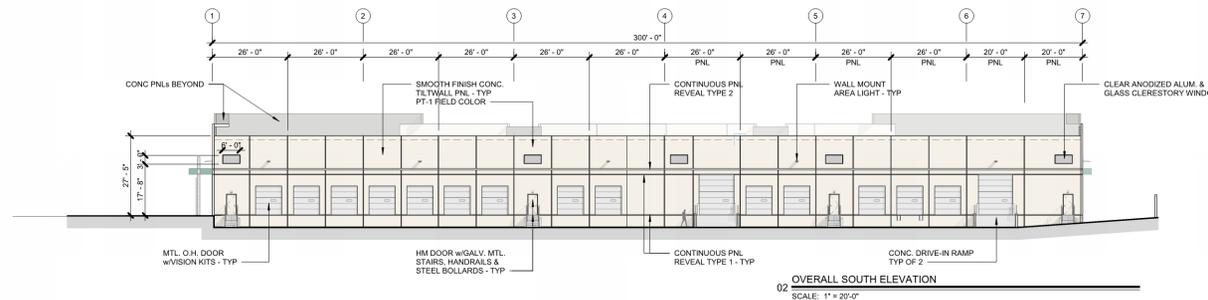
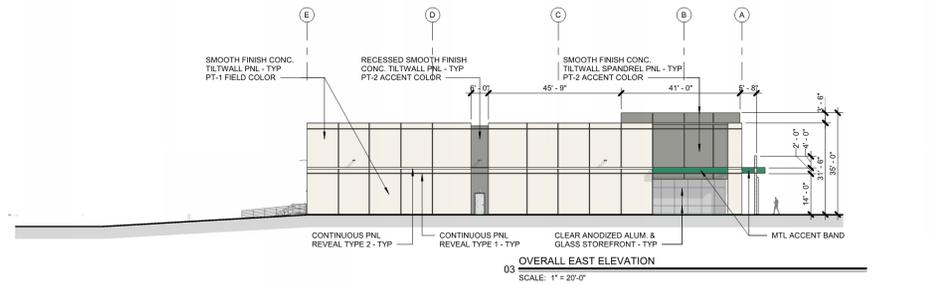
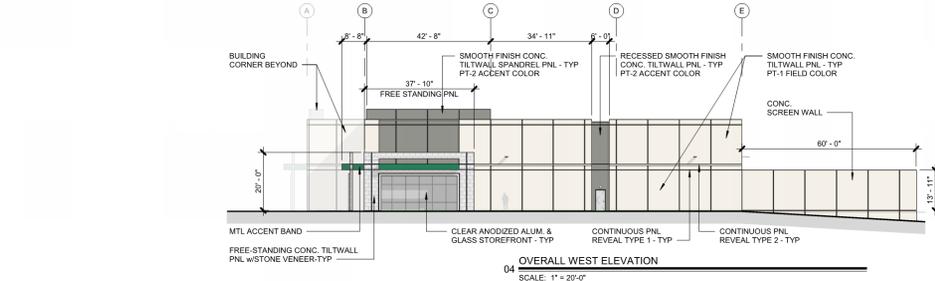
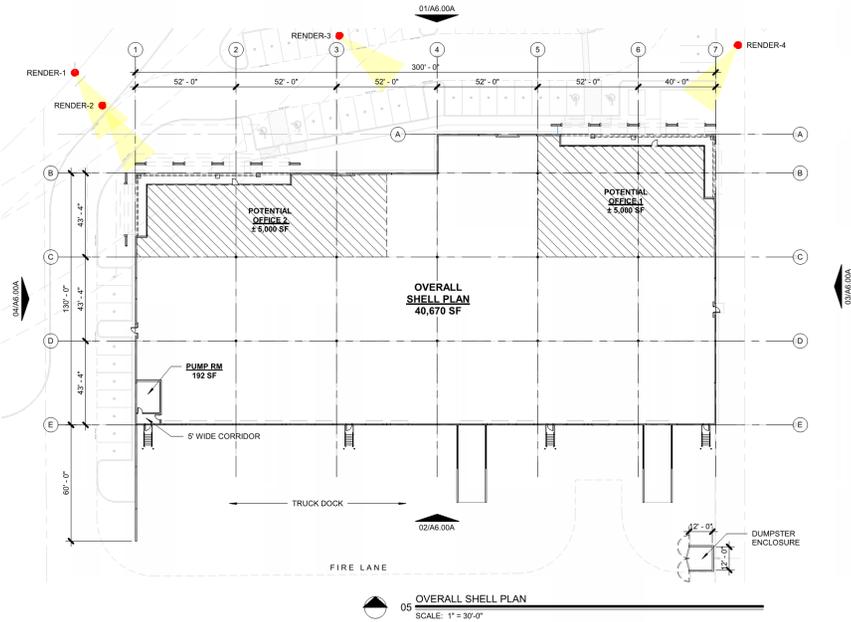
SITE PLAN
HAMILTON HQ
HAMILTON COMMERCIAL

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|-------|----------|--------|-------|------|-------------|
| AJC | OLL | DEC 2019 | 1"=40' | | | C1.0 |

S200103

12/17/2019 5:34 PM
 C:\WORK\14454-19\SP.DWG
 2019.12.17.15.34



APPENDIX F. CORRIDOR OVERLAY DISTRICT STANDARDS
BASE STANDARDS | MENU ITEMS IN COMPLIANCE

SECTION 7 - BUILDING DESIGN
C. BASE STANDARDS (F-17)
1, | 2, | 3-b, | 4, | 5, | 10, | 11

D. Menu Items (Select at Least Six) (F-20)
1, | 2, | 4, | 5, | 6, | 8, | 10, | 12

APPENDIX F. CORRIDOR OVERLAY DISTRICT STANDARDS
REQUESTED VARIANCES

SECTION 7 - BUILDING DESIGN
C. BASE STANDARDS (F-18)
3-a. PROVIDING 12.3% STONE AREA FOR ALL PRIMARY FACADES

7. A 30' BUFFER WOULD ENCROACH ON DRAINAGE & UTILITY EASEMENTS

8. PROVIDING 14.8% WINDOW AREA FOR ALL PRIMARY FACADES & 8.9% ON SECONDARY FACADES

9. PROVIDING 14.8% OF WINDOW AREA FOR FACADES THAT FACE STREETS

SECTION 11 - MISCELLANEOUS REQUIREMENTS
C. Screening of Garage Bay Doors (F-31)
3. STANDARD VISION KIT PROVIDED FOR OPERATIONAL USES

MATERIAL LEGEND

- PT-1 FIELD SHERWIN-WILLIAMS (SW 7566)
- PT-2 ACCENT SHERWIN-WILLIAMS (SW 7060)
- CORONADO STONE (GETTYSTONE SILVERBARK LARGE)
- MTL ACCENT (FOREST GREEN COLOR)
- GLASS (SOLARBAN OPTIGRAY)

ELEVATION + MATERIAL CALCS
BUILDING HEIGHT = 38'-0" ONE STORY

| PRIMARY FACADES | | SECONDARY FACADES | |
|-----------------------------------|-------|---------------------------------------|-------|
| WEST ELEVATION | | EAST ELEVATION | |
| TOTAL FACADE AREA = 4,269.02 | 100% | TOTAL FACADE AREA = 4,892.91 SF | 100% |
| • CONCRETE TILTWALL = 3,544.21 | 83.0% | • CONCRETE TILTWALL = 4,467.62 | 91.2% |
| • GLASS = 322.05 SF | 7.55% | • GLASS = 322.00 SF | 6.6% |
| • STONE = 312.59 | 7.33% | • STONE = 10.25 SF | 0.36% |
| • MTL ACCENT = 69.22 | 1.63% | • MTL ACCENT = 69.04 SF | 1.4% |
| • HM DOORS = 21.00 | 0.49% | • HM DOORS = 21 SF | 0.44% |
| NORTH ELEVATION | | SOUTH ELEVATION | |
| TOTAL FACADE AREA = 9,970.06 SF | 100% | TOTAL FACADE AREA = 9,379.18 SF | 100% |
| • CONCRETE TILTWALL = 6,484.25 SF | 65.1% | • CONCRETE TILTWALL = 7,687.18 SF | 82.0% |
| • GLASS = 1,794.57 SF | 17.9% | • GLASS = 956.00 SF | 10.2% |
| • STONE = 1,440.77 SF | 14.5% | • HM DOORS + O.H. DOORS = 1,602.00 SF | 17.0% |
| • MTL ACCENT = 267.04 SF | 2.6% | | |

REVISIONS
1 SITE APPROVAL 11.19.19
2 SITE APPROVAL 12.13.19

HAMILTON HQ
EAST TRINITY BOULEVARD
GRAND PRAIRIE, TX

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.



PROJECT NO: 19-185
DATE: 11/19/19
DRAWN BY: DBC
CHECKED BY: DOM

SHEET: OVERALL ELEVATIONS

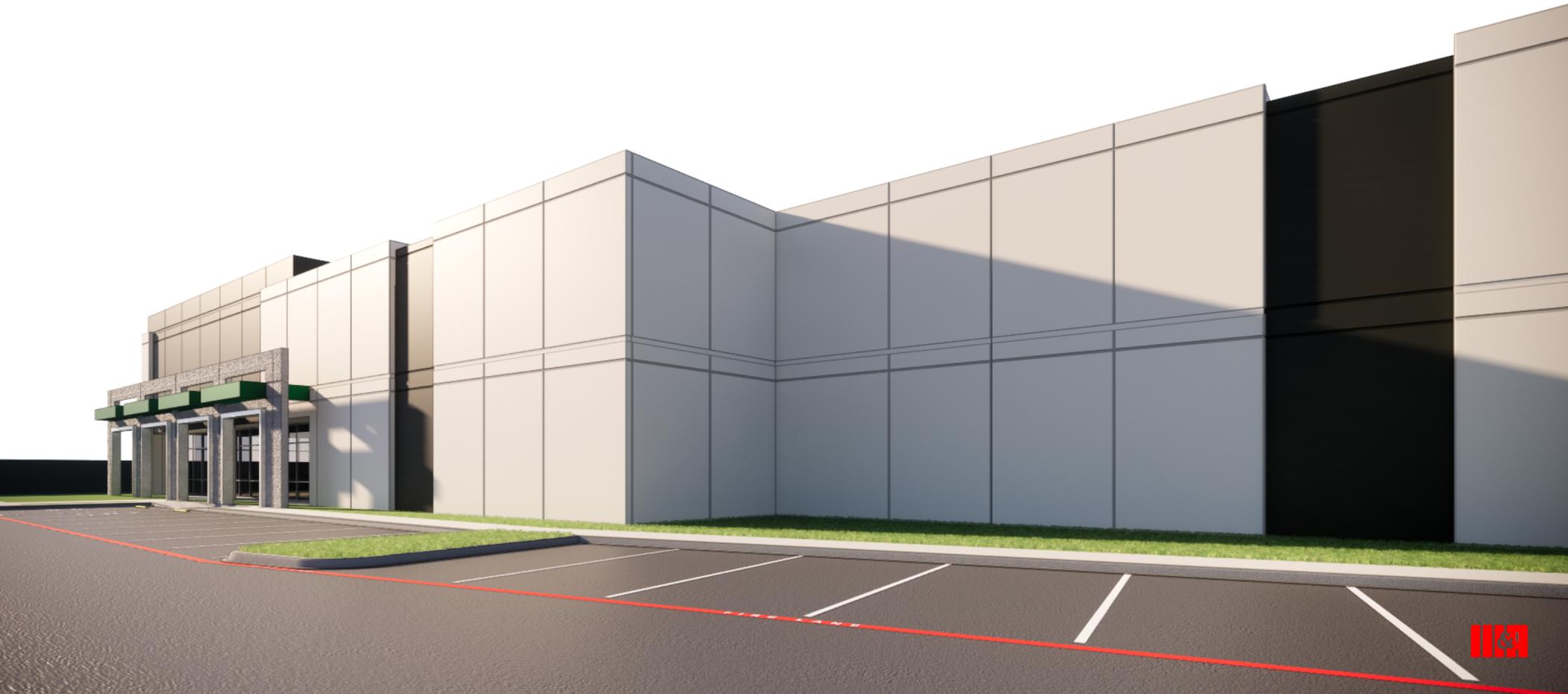
CASE NUMBER
S200103

A6.00A

12/22/2019 5:14:27 PM - 360-3919185 - Hamilton Commercial Grand Prairie_SheetA6.00A_A6_00A.dwg - R11.rvt









PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IF IT IS PREFERABLE THAT NO TREE BE STAKED, HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNERS REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET AND EXCEED 1" STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

IRRIGATION GENERAL NOTES

- ALL REQUIRED IRRIGATION SHALL BE INSTALLED BY A LICENSED IRRIGATOR.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE IRRIGATION RULES PROMULGATED BY THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY (TCEQ) OR SUCCESSOR AGENCY, AS THE SAME MAY BE FROM TIME TO TIME AMENDED, AND ANY APPLICABLE ADOPTED CITY PLUMBING CODES.
- IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THE APPROPRIATE ZONE WIRING BACK TO THE EXISTING SYSTEM CONTROLLER, INCLUDING ANY DATA OR SYSTEM CONTROL VALVE WIRING AS REQUIRED.
- ALL IRRIGATION SYSTEMS SHALL UTILIZE PRESSURE REGULATING SPRAY HEADS AND NOZZLE BODIES IN ORDER TO REDUCE SYSTEM WASTING AND AID IN PROPER WATER PLACEMENT. ALL PRESSURE REGULATING DEVICES SHALL BE INSTALLED PER THE MANUFACTURERS DIRECTIONS.
- ALL IRRIGATION SYSTEMS SHALL USE A BACKFLOW PREVENTION DEVICE.
- ALL PLANTER BEDS SHALL HAVE DRIP IRRIGATION.
- ALL SEEDED AREAS SHALL HAVE TEMPORARY IRRIGATION TILL ESTABLISHED.
- ALL IRRIGATION SYSTEMS SHALL MEET THE REQUIREMENTS OF UDC.

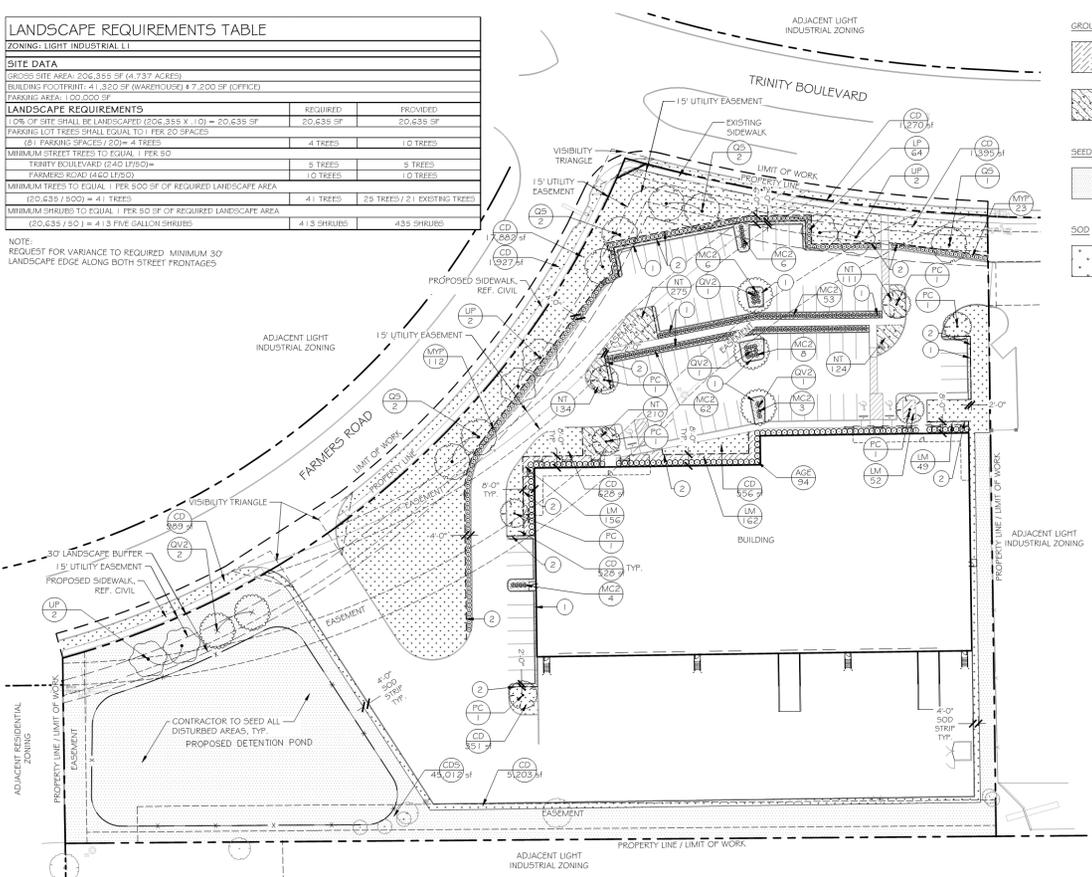
PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE/COND. | REMARKS | |
|---------------|------|-----------|---|------------|--|---|
| | FC | 7 | PISTACIA CHINENSIS CHINESE PISTACHE | 45 GAL | 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING 8-9" HT X 3-4" W | |
| | QS | 7 | QUERCUS SHUMARDII SHUMARD RED OAK | 45 GAL | 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING 8-9" HT X 3-4" W | |
| | QV2 | 5 | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | 45 GAL | 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING 8-9" HT X 3-4" W | |
| | UP | 6 | ULMUS PARVIFOLIA LACZEMARK ELM | 45 GAL | 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING 8-9" HT X 3-4" W | |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| | AGE | 94 | ABELIA X GRANDIFLORA "EDWARD GOUCHER" GLOSSY ABELIA | 5 GAL | 48" o.c. | FULL MATCHING |
| | LP | 64 | LOROPETALUM CHINENSE CHINESE FRINGE FLOWER | 5 GAL | 36" o.c. | FULL MATCHING |
| | MC2 | 142 | MUHLBERGIA CAPILLARIS PINK MURLEY | 5 GAL | 36" o.c. | FULL MATCHING |
| | MYP | 135 | MYRICA PUSILLA "DWARF" SOUTHERN WAX MYRTLE | 3 GAL | 36" o.c. | FULL MATCHING |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| | LM | 419 | LIRIOPE MUSCARI "BIG BLUE" LILY TURF | 4" POT | 18" o.c. | FULL MATCHING |
| | NT | 854 | NASSELLA TENUISSIMA MEXICAN FEATHER GRASS | 1 GAL | 18" o.c. | FULL MATCHING |
| SEED | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| | CD5 | 46,001 SF | CYNODON DACTYLON BERMUDA GRASS | SEED | | HYDROSEED, REFER TO SPECS FOR APPLICATION AND RATES |
| SOD | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| | CD | 29,740 SF | CYNODON DACTYLON BERMUDA GRASS | SOD | | SOLID, ROLLED TIGHT, 5/8" FILL JOINTS, 100% WEED, PEST AND DISEASE FREE |



| LANDSCAPE REQUIREMENTS TABLE | | | |
|---|------------|------------------------------|--|
| ZONING - LIGHT INDUSTRIAL I-1 | | | |
| SITE DATA | | | |
| GROSS SITE AREA: 206,355 SF (4.737 ACRES) | | | |
| BUILDING FOOTPRINT: 41,820 SF (WAREHOUSE) + 7,200 SF (OFFICE) | | | |
| PARKING AREA: 100,000 SF | | | |
| LANDSCAPE REQUIREMENTS | | | |
| LOS OF SITE SHALL BE LANDSCAPED (206,355 x .10) = 20,635 SF | REQUIRED | PROVIDED | |
| PARKING LOT TREES SHALL EQUAL TO 1 PER 20 SPACES | 4 TREES | 10 TREES | |
| 1ST PARKING SPACES / 200' = 4 TREES | 5 TREES | 5 TREES | |
| MINIMUM STREET TREES TO EQUAL 1 PER 30 | 10 TREES | 10 TREES | |
| TRINITY BOULEVARD (240 LF/50') = | 4 TREES | 4 TREES | |
| FARMERS ROAD (440 LF/50') = | 9 TREES | 9 TREES | |
| MINIMUM TREES TO EQUAL 1 PER 500 SF OF REQUIRED LANDSCAPE AREA (20,635 / 500) = 41 TREES | 41 TREES | 25 TREES / 21 EXISTING TREES | |
| MINIMUM SHRUBS TO EQUAL 1 PER 50 SF OF REQUIRED LANDSCAPE AREA (20,635 / 50) = 413 SHRUBS | 413 SHRUBS | 435 SHRUBS | |

NOTE:
REQUEST FOR VARIANCE TO REQUIRED MINIMUM 30' LANDSCAPE EDGE ALONG BOTH STREET FRONTAGES



OWNER REPRESENTATIVE/DEVELOPER:
HAMILTON PECK
HAMILTON COMMERCIAL
1600 EAST PIONEER PARKWAY, SUITE 550
ARLINGTON, TEXAS 76010
PHONE: (972) 663-9775

LANDSCAPE ARCHITECT:
ANNE HARMAN, RLA
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031



| NO. | DATE | ISSUE |
|-----|------------|--------------------------|
| | 12/15/2019 | CITY SITE PLAN SUBMITTAL |
| | 11/19/2019 | CITY SITE PLAN SUBMITTAL |

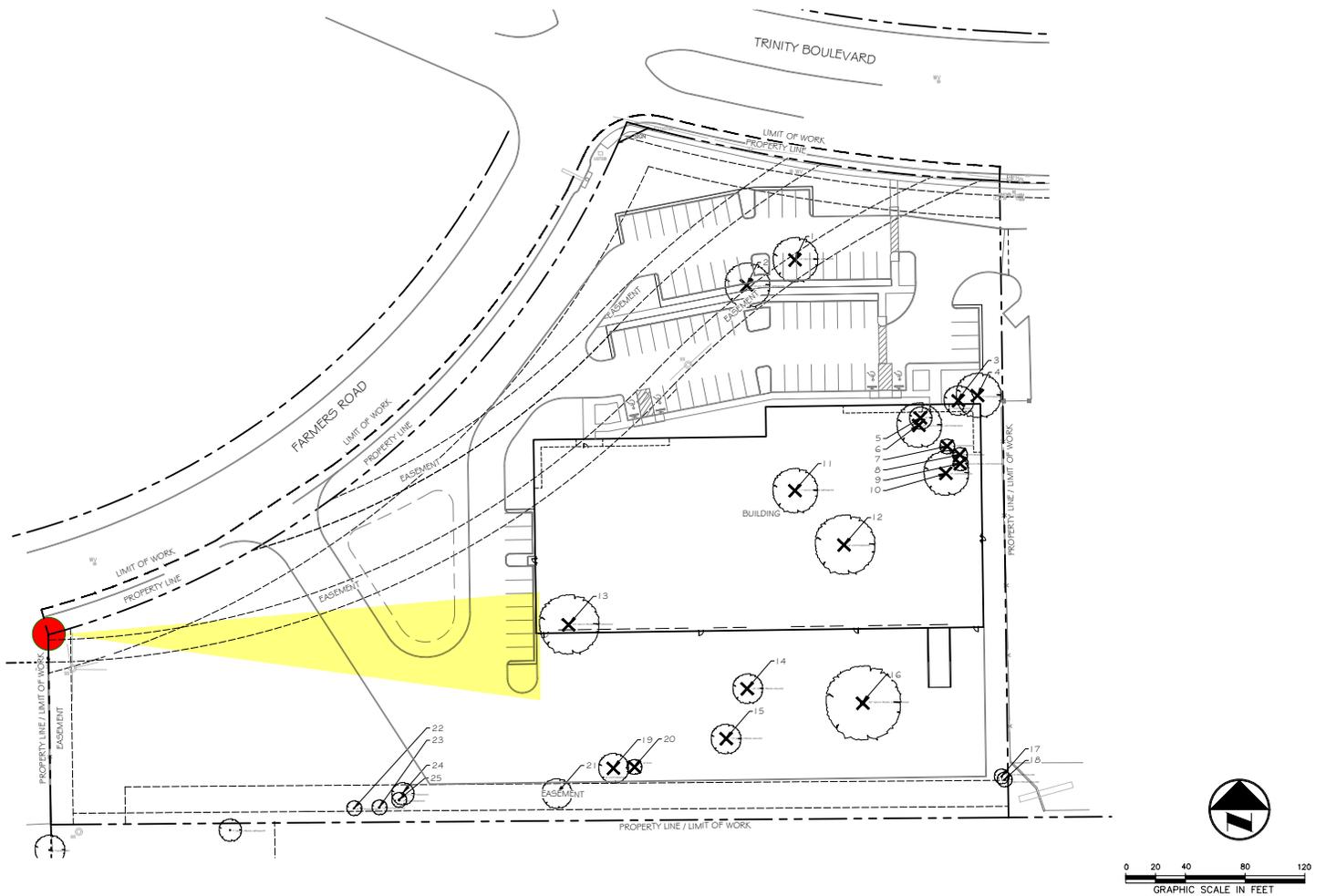
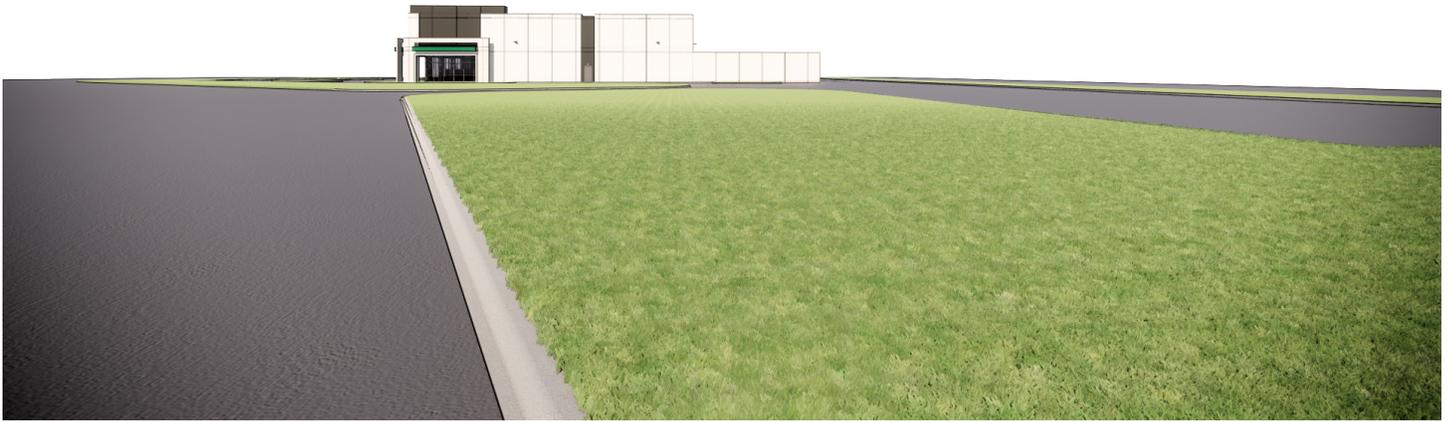
| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008003

LANDSCAPE PLAN
HAMILTON HQ
HAMILTON COMMERCIAL

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|-------|----------|----------|-------|------|--------------|
| AMH | AMH | DEC 2019 | AS SHOWN | | | L1.00 |



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 |
| <input checked="" type="checkbox"/> | 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. <ul style="list-style-type: none"> • 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. |
| <input type="checkbox"/> | 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. <ul style="list-style-type: none"> * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space. |
| <input type="checkbox"/> | Public Art Piece | Dedicate at least 1% of the total project cost to one major public art piece to be centrally located. |
| <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | Rain Gardens | Provide bioretention areas, or rain gardens, between every other row of parking. |
| <input type="checkbox"/> | Permeable Surface | Use permeable concrete and pavers on 15% of the surface parking lot. |
| <input checked="" type="checkbox"/> | Strategic Parking | Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> • 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. |

| | | |
|--------------------------|-----------------------------|---|
| | | <ul style="list-style-type: none"> • 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. <p>→ Circle or highlight selected parking plan.</p> |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | Park Once Environment (1.5) | <p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> • Shared parking agreements between different lots/occupants must be in place. |

Building Design (Select at Least Six Menu Items)

| ✓ If Selected | Menu Item | Description |
|-------------------------------------|--------------------------------|---|
| <input checked="" type="checkbox"/> | Materials Mix | A single material, color, or texture shall not exceed 60% of a single facade. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | Color Contrast | Each facade shall include at least two contrasting colors. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | Corner Treatment | <p>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.</p> <p>→ Circle or highlight the proposed architectural elements.</p> |
| <input checked="" type="checkbox"/> | Articulated Public Entrance | <p>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.</p> <p>→ Circle or highlight the proposed elements.</p> |
| <input type="checkbox"/> | Buildings at Key Intersections | <p>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.</p> <p>→ Circle or highlight the proposed features.</p> |
| <input checked="" type="checkbox"/> | Roof Profile Variation | Developers shall use parapets or another technique to create a distinctive roof profile. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | Enhanced Windows | All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | Design Elements | Facades shall include at least three other design elements: trellises, towers, overhang eaves, 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 |
|--------------------------|--------------------------------|--|
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | Community Garden | Provide a community garden and participate in the City's community gardens partnership program. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | Solar Energy | Use solar energy to satisfy 25% or more of on-site energy demand. |
| <input type="checkbox"/> | 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. |

| | | |
|-------------------------------------|----------------------------------|---|
| <input checked="" type="checkbox"/> | 70% Native Plants | Use native and drought tolerant species for at least 70% of planting materials. |
| <input type="checkbox"/> | Wi-Fi (.5) | Provide Free Wi-Fi in common areas. |
| <input type="checkbox"/> | USB Charging Stations (.5) | Provide USB charging stations in usable open spaces. |
| <input type="checkbox"/> | Smart Parking (.5) | Provide web-connected sensors in pavement that help people find and/or reserve a parking space. |
| <input type="checkbox"/> | Ride-Sharing Drop-Off (.5) | Provide designated spaces for ride-sharing pick-ups and drop-offs. |
| <input type="checkbox"/> | Permeable Paving (.5) | Use permeable pavement on 15% of the parking lot. |
| <input type="checkbox"/> | Green Roofs (.5) | Provide a green roof that is at least 50% of total roof area. |
| <input type="checkbox"/> | Living Wall (.5) | Provide a living wall that is at least 60% of the area of the facade on which it is constructed. |
| <input type="checkbox"/> | Recycling Program (.5) | Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas. |
| <input type="checkbox"/> | 30% Native Plants (.5) | Use native and drought tolerant species for at least 30% of planting materials. |
| <input checked="" type="checkbox"/> | 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.

| <input checked="" type="checkbox"/> If Selected | Proposed Item/Element | Description |
|---|-----------------------|-------------|
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |

Menu Item Summary Table

| Element | # of Menu Items |
|---|-----------------|
| Usable Open Space & Pedestrian Walkways | 2 |
| Site Design & Building Orientation | 1 |
| Building Design | 8 |
| Healthy, Smart, Sustainable Community | 1.5 |
| Alternative Compliance | |
| Total Menu Items: | 12.5 |



Legislation Details (With Text)

File #: 19-9637 **Version:** 1 **Name:** S200104 - Spec's on Ragland Road
Type: Agenda Item **Status:** Consent Agenda
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners. City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From
Chris Hartmann

Title
S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners.
City Council Action: January 21, 2020

Presenter
Savannah Ware, AICP, Senior Planner

Recommended Action
Approve

Analysis
SUMMARY:

Site Plan for Spec’s, authorizing the construction of an 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development Addition, City of Grand Prairie, Tarrant County,

Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd.

PURPOSE OF REQUEST:

The applicant intends to construct an 11,180 sq. ft. retail building on 1.509 acres at the corner of Ragland Rd and N Day Miar Rd. Development in a Planned Development District or a Corridor Overlay District requires City Council approval of a Site Plan. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-352 and within the SH-360 Corridor Overlay District.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|--------|-----------------------------------|
| North | PD-319 | Undeveloped |
| South | PD-308 | Cell Tower, Self-Storage Facility |
| West | PD-352 | Undeveloped |
| East | A | Loyd Park |

HISTORY:

- October 13, 2015: City Council approved a Zoning Change (Case Number Z151002), creating a Planned Development District for Commercial-One and Multi-Family uses (PD-352).
- October 3, 2016: The Planning and Zoning Commission approved a Final Plat for Prairie Waters-Southgate Development Addition (Case Number (P161003).
- The applicant has submitted a Replat in order to create two lots out of Lot 1, Block 1 (Case Number RP200201), which is currently under Staff review.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to construct an 11,180 sq. ft. retail store. The proposed store sells packaged alcohol for off-premise consumption and must comply with Chapter 29, Article VIII of the City of Grand Prairie Code of Ordinances.

The site will be accessible from Ragland Rd and N Day Miar Rd. The Site Plan includes the 11,180 sq. ft. building, parking, fire lane and access drives, and a loading bay located on the east side of the building.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-352 with a base zoning district of Commercial-One (C-1). Development is subject to the standards in PD-352 and the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements.

Table 2: Site Data Summary

| Standard | Required | Provided | Meets |
|-------------------------|------------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 5,000 | 65,718 | Yes |
| Min. Lot Width (Ft.) | 50 | 254.82 | Yes |
| Min. Lot Depth (Ft.) | 100 | 176.75 | Yes |
| Front Setback (Ft.) | 10 | 10 | Yes |
| Rear Setback (Ft.) | 10 | 10 | Yes |
| Max. Height (Ft.) | 10 Stories | 17-30 | Yes |
| Max. Floor Area Ratio | 2:1 | 0.17:1 | Yes |

Parking

Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without approval by City Council and compensatory measures. The proposal includes 67 parking spaces, which exceeds the maximum allowed number of spaces by 26. As a compensatory measure, the applicant is providing 13 reduced size parking spaces reserved for compact cars.

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-352. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|----------------|----------|----------|-------|
| Area (Sq. Ft.) | 6,572 | 16,829 | Yes |
| Trees | 20 | 29 | Yes |
| Shrubs | 132 | 151 | Yes |
| Seasonal Color | 99 | 100 | Yes |

Appendix F requires enhanced screening of the parking area along Ragland Rd. The Landscape Plan depicts a 7 ft. wide planting bed with street trees, ornamental trees, and shrubs. This satisfies the requirement for enhanced screening.

APPENDIX F STANDARDS:

Building Design

The exterior building materials include stone and stucco. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet the window requirements.

Table 4: Windows

| Façade | Required | Provided | Meets |
|--------|----------|----------|-------|
| North | 30% | 16.58% | No |
| East | 30% | 6.74% | No |

| | | | |
|----------------|-----|--------|----|
| Total (Length) | 50% | 46.44% | No |
|----------------|-----|--------|----|

Menu Items

Appendix F 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 meets the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

| Category | Amenity |
|--|--|
| Site Design & Building Orientation | Additional Parking Lot Trees |
| Site Design & Building Orientation | Permeable Surface |
| Building Design | Stone Accent |
| Building Design | Color Contrast |
| Building Design | Corner Treatment |
| Building Design | Articulated Public Entrance |
| Building Design | Roof Profile Variation |
| Building Design | Enhanced Windows |
| Healthy, Smart & Sustainable Community | Green Infrastructure |
| Healthy, Smart & Sustainable Community | Preserve Open Space |
| Healthy, Smart & Sustainable Community | 70% Native Plants |
| Healthy, Smart & Sustainable Community | Pollinator Friendly Flowers |
| Alternative Compliance | Low Emission Parking with Charging Station |

VARIANCES:

City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations.

As a part of this Site Plan, the applicant is requesting the variances listed below.

1. Windows on Street-Facing Facades. Appendix F requires that windows account for 30% of street-facing facades. Windows account for 16.58% of the north facade and 6.74% of the east facade when 30% is required.
2. Total Windows. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 46% of the length of all facades when 50% is required.
3. Roll-Up Door Facing the Street. Garage doors shall not be oriented parallel to a dedicated street. The garage door for the loading bay is parallel to Ragland Rd.

RECOMMENDATION:

Staff recommends that the applicant meet Appendix F.

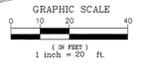
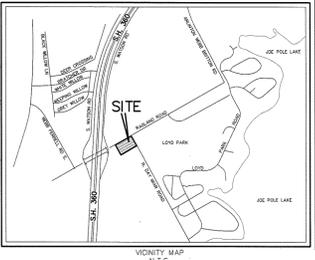
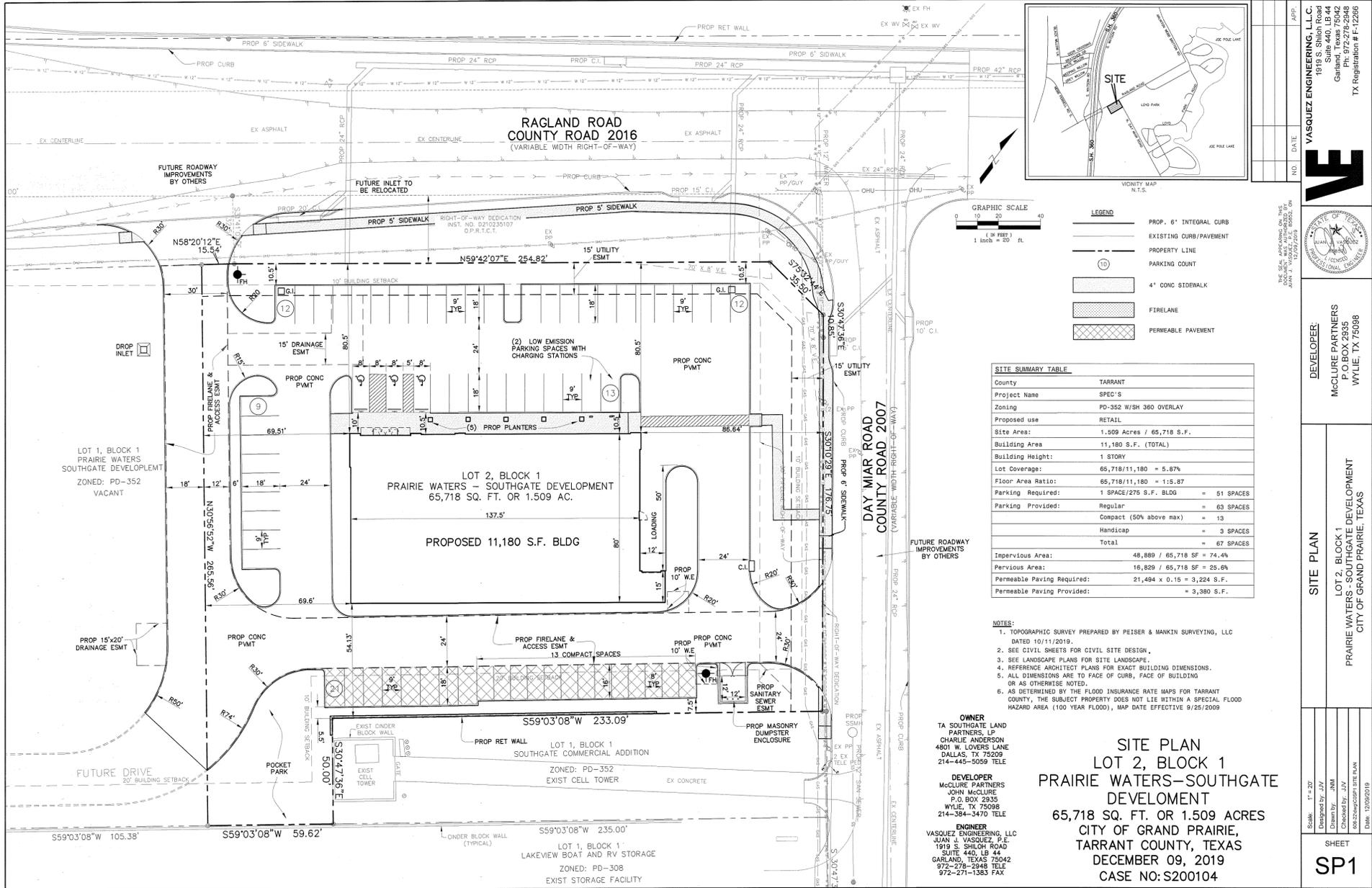


CASE LOCATION MAP
Case Number S200104
Spec's on Ragland Road



City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org



LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- PARKING COUNT
- 4" CONC SIDEWALK
- FIRELANE
- PERMEABLE PAVEMENT

SITE SUMMARY TABLE

| | |
|----------------------------|---|
| County | TARRANT |
| Project Name | SPEC'S |
| Zoning | PD-352 W/SH 360 OVERLAY |
| Proposed use | RETAIL |
| Site Area: | 1,509 Acres / 65,718 S.F. |
| Building Area | 11,180 S.F. (TOTAL) |
| Building Height: | 1 STORY |
| Lot Coverage: | 65,718/11,180 = 5.87% |
| Floor Area Ratio: | 65,718/11,180 = 1:5.87 |
| Parking Required: | 1 SPACE/275 S.F. BLDG = 51 SPACES |
| Parking Provided: | Regular = 63 SPACES Compact (50% above max) = 13 Handicap = 3 SPACES Total = 67 SPACES |
| Impervious Area: | 48,889 / 65,718 SF = 74.4% |
| Permeous Area: | 16,829 / 65,718 SF = 25.6% |
| Permeable Paving Required: | 21,494 x 0.16 = 3,224 S.F. |
| Permeable Paving Provided: | = 3,380 S.F. |

- NOTES:**
1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 10/11/2019.
 2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
 3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
 4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
 5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 6. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE EFFECTIVE 9/25/2009

OWNER
TA SOUTHGATE LAND PARTNERS, LP
CHARLIE ANDERSON
4801 W. LOVERS LANE
DALLAS, TX 75209
214-445-5059 TELE

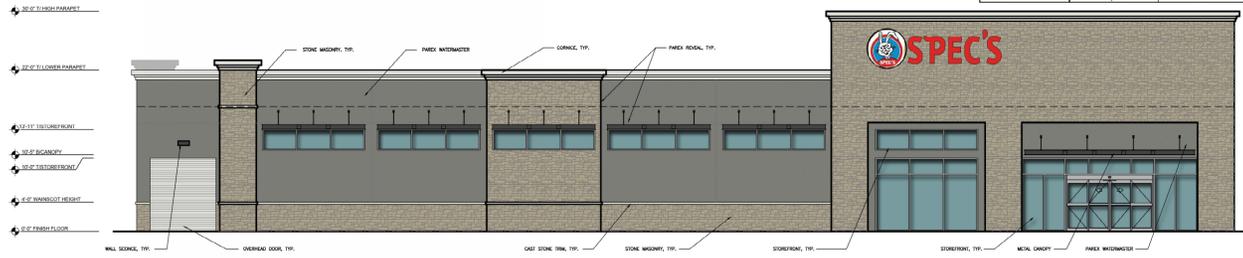
DEVELOPER
McCLURE PARTNERS
JOHN McCLURE
P.O. BOX 2935
WYLLIE, TX 75098
214-384-3470 TELE

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN L. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

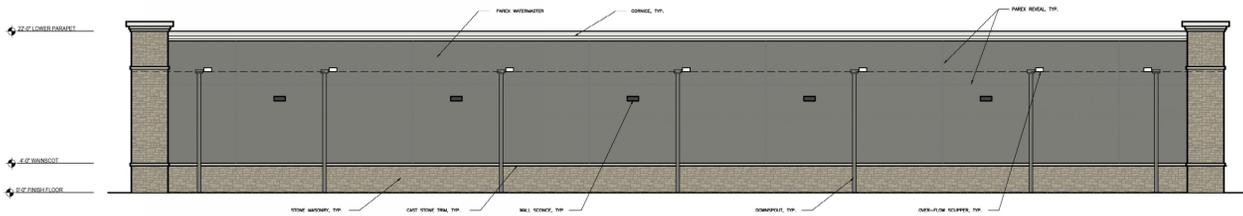
SITE PLAN
LOT 2, BLOCK 1
PRAIRIE WATERS - SOUTHGATE DEVELOPMENT
65,718 SQ. FT. OR 1.509 ACRES
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
DECEMBER 09, 2019
CASE NO: S200104

| | |
|---|------------|
| APP. | |
| DATE | |
| NO. | |
| <p>VASQUEZ ENGINEERING, L.L.C. 1919 S. Shiloh Road Suite 440, LB 44 Garland, TX 75042 Ph: 972-278-2948 TX Registration # F-12266</p> | |
| <p>DEVELOPER: McCLURE PARTNERS P.O. BOX 2935 WYLLIE, TX 75098</p> | |
| <p>SITE PLAN LOT 2, BLOCK 1 PRAIRIE WATERS - SOUTHGATE DEVELOPMENT CITY OF GRAND PRAIRIE, TEXAS</p> | |
| Scale: | 1" = 20' |
| Designed by: | JAV |
| Drawn by: | JMM |
| Checked by: | JAV |
| Approved by: | JAV |
| Date: | 12/09/2019 |
| SHEET | |
| <p>SP1</p> | |

| ELEVATION | Façade Area (A) | Area of Openings (B) | Resultant Area A - B = (C) | Primary Masonry (Dark Stucco) | | Additional Masonry (Light Stone (Wainscot)) | | Windows (Linear Feet) | | Meets |
|---------------|-----------------|----------------------|----------------------------|-------------------------------|-----|---|-----|-----------------------|-----|-----------|
| | SF | SF | SF | SF | % | SF | % | LF | % | Yes or No |
| North Primary | 3,740 | 620 | 3,120 | 1,187 | 32% | 1,843 | 49% | 108'-0" | 72% | YES |
| East Primary | 1,780 | 120 | 1,900 | 1,005 | 56% | 655 | 37% | 42'-0" | 52% | YES |
| South | 3,297 | N/A | 3,297 | 2,319 | 70% | 978 | 30% | N/A | - | NO |
| West | 1,348 | 240 | 1,708 | 1,040 | 53% | 708 | 40% | 70'-0" | 56% | YES |
| Totals | 10,765 | 980 | 9,785 | 5,351 | 52% | 4,264 | 40% | 202'-0" | 48% | |



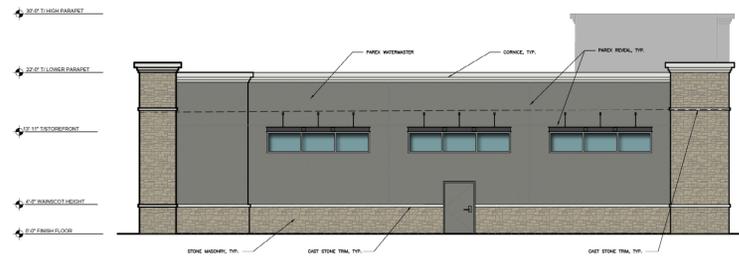
1 NORTH ELEVATION — SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION — SCALE 1/8" = 1'-0"



1 WEST ELEVATION — SCALE 1/8" = 1'-0"



1 EAST ELEVATION — SCALE 1/8" = 1'-0"

SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY.
CASE NO: 5200104



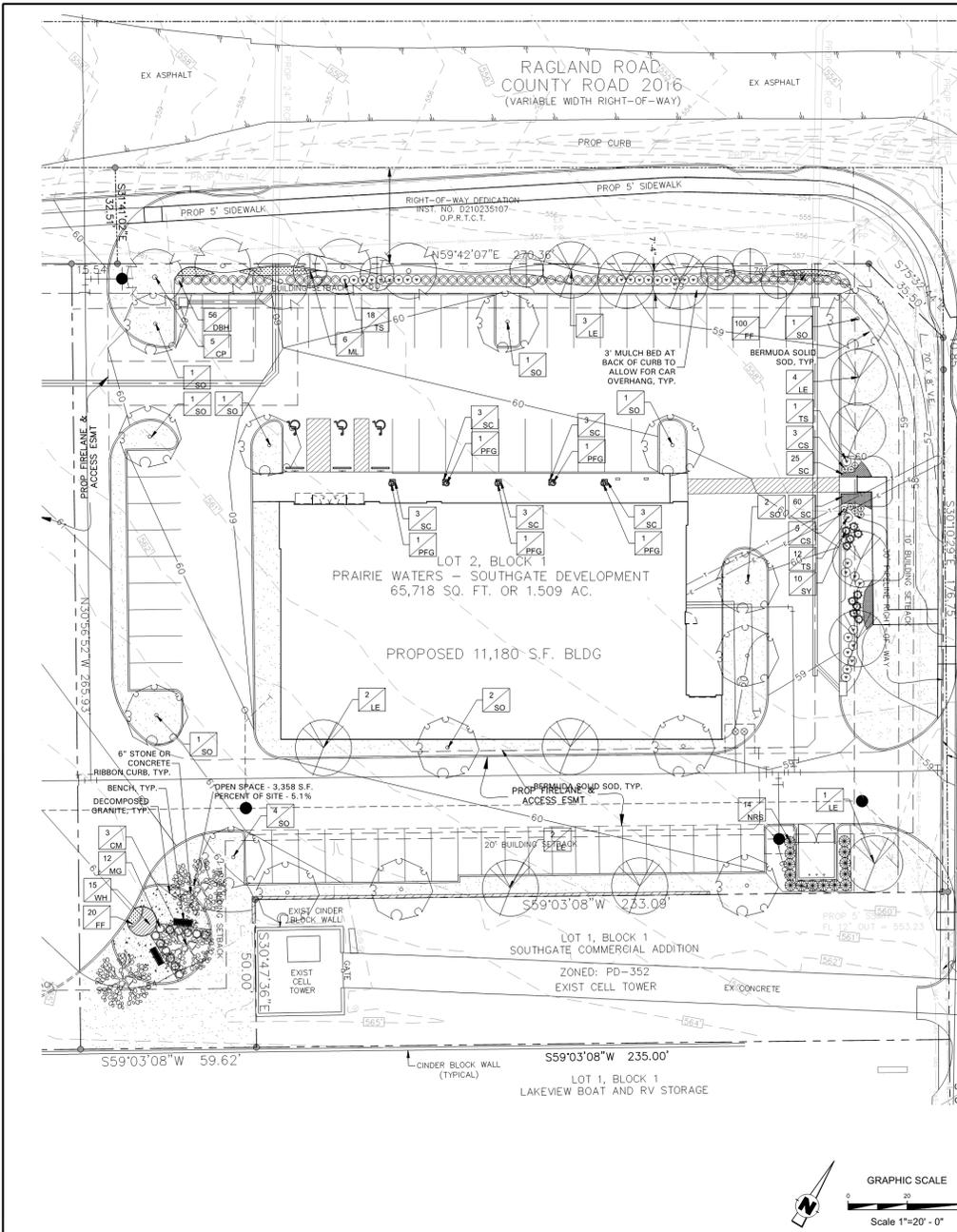
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.320.0433 • 817.105.3387 • C



McClure Partners

| | |
|-------------------|--------------------------------------|
| PROJECT NAME | McCLURE PARTNERS SPEC'S |
| DESCRIPTION | OUTDOOR MASONRY FINISHES/DETAIL PLAN |
| PROJECT LOCATION | 501 W. GARDNER GRAND PRINCE, TX |
| DESIGNED BY | ROGUE ARCHITECTS |
| DATE | 09/11/2019 |
| REVISION | |
| DATE | 09/11/2019 |
| PROJECT ARCHITECT | GEREMY WILLIAMS ARCHITECT |
| PROFESSOR | 2019 |

A2.2



LANDSCAPE TABULATIONS for Grand Prairie, TX

Corridor Overlay Landscaping

- The minimum landscape requirement is 10% of the site area.
- Street Trees and Buffer trees shall be provided 1 for every 500 s.f. of required landscape area. Street trees shall also be provided 1 for every 50 f.t. of frontage.
- Parking lot trees - one tree shall be provided for every 5 parking spaces.
- Pedestrian walkway trees - one tree shall be provided for every 20 f.t. of pedestrian walkway.
- Flowering and colorful plants shall be provided so that it equals to at least 15% of the required shrubs.
- Parking areas shall be screened along all streets by a minimum 5' high solid shrub hedge when mature.
- Dumpsters shall be screened at a minimum of 6' ft.
- 30' buffer shall be provided at the street site: 65,718 sf REQUIRED 16,929 s.f. (25.47%) PROVIDED

Street Trees/Buffer Trees
13 trees, 3" cal
9 trees, 3" cal
13 trees, 3" cal

Parking Lot Trees - 66 spaces
13 trees, 3" cal

Shrubs
131 shrubs
135 shrubs

Seasonal Color
99 seasonal color, one gallon (15%) 100 one gallon pots, seasonal color

screen parking and drive aisles
screen dumpster
30' buffer

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING LAWN WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL VERIFY AND RELOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY DISCREPANCIES AND ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN, SURVEY DATA OF EXISTING CONDITIONS SHALL BE PROVIDED TO CONTRACTOR BY LANDSCAPE ARCHITECT PRIOR TO ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER LANDSCAPING UTILITIES.
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER LANDSCAPING UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - LANDSCAPE PLANES SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING, NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
 - QUANTITIES OF THESE PLANTS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER SET 100'S.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BULK AND BULKUP PLANT MATERIAL CAN BE SUBSTITUTED IF MEETS AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 9' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - IF 4" OR SHREDED HARDWOOD MULCH IS SETTLED THICKNESS SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUIVALENT. FINE STRAW MULCH IS PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MINIM 1405 WEED BARRIER OR APPROVED EQUIVALENT. CONTRACTOR TO PROVIDE AND INSTALL ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A WEATHER BASED CONTROLLER. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY. WATERING AND HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON, IF DAMAGED OR REDUCED PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOVING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNITS. THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 1/4" DARK GREEN DURAEDGE PLANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANDSCAPE.
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED BATH BARS. SO SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
- IRRIGATION WILL MEET THE REQUIREMENTS OF THE UCCITY OF GRAND PRAIRIE.

PLANT SCHEDULE

| QTY | LABEL | COMMON NAME | SCIENTIFIC NAME | SIZE | NOTES |
|---------------------------------|-------|--------------------------------------|--|---------|----------------------------|
| SHADE TREES | | | | | |
| 3 | CM | Caddo Maple | <i>Acer barbatum</i> | 3" cal. | 12' ht., 4' spread |
| 5 | CP | Frutless Chinese Pistache - Male (N) | <i>Pistachia chinensis 'Keith Davey'</i> | 3" cal. | 12' ht., 4' spread |
| 12 | LE | Lacobar Elm (N) | <i>Ulmus parvifolus 'Stampervires'</i> | 3" cal. | 12' ht., 4' spread |
| 15 | SO | Shumard Oak - Parking Lot tree (N) | <i>Quercus shumardi</i> | 3" cal. | 12' ht., 5' spread |
| ORNAMENTAL TREES | | | | | |
| 6 | ML | Texas Mountain Laurel (N) | <i>Sophora secundiflora</i> | 30 gal. | 8' ht., 4' spread min. |
| SHRUBS | | | | | |
| 8 | CS | Cherry Sage (N/P) | <i>Salvia greggii</i> | 5 gal. | full, 18" spread, 24" o.c. |
| 56 | DBH | Dwarf Burford Holly (N) | <i>Ilex cornuta 'Burford Mania'</i> | 3" ht. | full, 20" spread, 36" o.c. |
| 12 | MG | Maiden Grass (N) | <i>Miscanthus sinensis 'Gracillimus'</i> | 5 gal. | full, 20" spread, 36" o.c. |
| 14 | NRS | Nellie R Stevens Holly | <i>Ilex x 'Nellie R. Stevens'</i> | 6" ht. | full, 40" o.c. |
| 5 | PFG | Purple Fountain Grass (N) | <i>Pennisetum setaceum 'Rubrum'</i> | 5 gal. | full, 18" spread, 24" o.c. |
| 10 | SY | Softleaf Yucca (N/P) | <i>Yucca recurvifolia</i> | 5 gal. | full, 30" o.c. |
| 31 | TS | Texas Sage 'Green Cloud' (N) | <i>Leucophyllum fulvescens 'Green Cloud'</i> | 5 gal. | full, 24" spread, 36" o.c. |
| 15 | WH | White Honeysuckle (N/P) | <i>Lonicera albiflora</i> | 5 gal. | full, 24" spread, 24" o.c. |
| GROUND-COVER/VINES/GRASS | | | | | |
| 120 | FF | Fruglit (N/P) | <i>Phylla nodiflora var. incisa</i> | 4" pots | full, 6" o.c. |
| 100 | SC | Seasonal Color | <i>Cynodon dactylon</i> | 1 gal. | full, 12" o.c. |
| | | Bermuda Solid Sod | | | |

N = Native/Drought Tolerant
P = Pollinator Plant

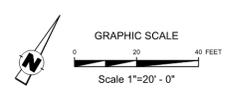
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

OWNER
TA SOUTHGATE LAND PARTNERS, LP
CHARLIE ANDERSON
4801 W. LOWERS LANE
DALLAS, TX 75209
214-445-5059 TELE

DEVELOPER
MCLURE PARTNERS
JOHN MCLURE
P.O. BOX 2935
WYLIE, TX 75098
214-384-3470 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN V. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

LANDSCAPE PLAN
LOT 2, BLOCK 1
PRAIRIE WATERS - SOUTHGATE DEVELOPMENT
65,718 SQ. FT. OR 1.509 ACRES
CITY OF GRAND PRAIRIE, TEXAS
TARRANT COUNTY, TEXAS
DECEMBER 09, 2019
CASE NO: S200104



| | |
|------------------------|--|
| APP. | VASQUEZ ENGINEERING, LLC |
| NO. | 1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph: 972-278-2948 TX Registration # F-12286 |
| DATE | 11/19/2019 |
| DEVELOPER: | MCLURE PARTNERS P.O. BOX 2935 WYLIE, TX 75098 |
| LANDSCAPE PLAN | LOT 2, BLOCK 1 PRAIRIE WATERS - SOUTHGATE DEVELOPMENT CITY OF GRAND PRAIRIE, TEXAS |
| Scale: | 1" = 20' |
| Designed by: | AWR |
| Drawn by: | AWR |
| Checked by: | AWR |
| 680329201909 SITE PLAN | Date: 12/09/2019 |
| SHEET | L1.1 |



Legislation Details (With Text)

File #: 19-9639 **Version:** 1 **Name:** S200106 - Twin Peaks at Epic West Towne Crossing

Type: Agenda Item **Status:** Consent Agenda

File created: 12/10/2019 **In control:** Planning and Zoning Commission

On agenda: 1/6/2020 **Final action:**

Title: S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Elevations](#)
[Exhibit D - Landscape Plan](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for Twin Peaks, an 8,152 sf restaurant on 1.92 acres. Lot 7R (proposed), Block B, Epic West Towne

Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District.

PURPOSE OF REQUEST:

The applicant intends to construct an 8,152 sf restaurant on 1.92 acres. Any development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is zoned PD-364 and is within the SH 161 Overlay District.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|--------|---------------------------------------|
| North | PD-390 | The Summit; EpicCentral |
| South | PD-143 | Undeveloped |
| West | PD-127 | Elementary School; Single-Family Resi |
| East | PD-364 | Epic East; SH-161 |

HISTORY:

- July 18, 2017: City Council approved PD-364, a planned development district for retail, restaurant and entertainment uses.
- August 1, 2017: The Planning and Zoning Commission approved a preliminary plat for Epic Towne Crossing West.
- September 11, 2017: Planning and Zoning Commission approved a final plat for Epic West Towne Crossing, Phase 1, creating Lot 1, Block A, Lots 1-7, Block B, Lot 1, Block C, and Lot 1, Block D.
- December 3, 2018: Planning and Zoning Commission approved an amending plat to revise easements and create a separate maintenance lot for Kirby Creek.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use is a full service restaurant. The site plan includes the restaurant, dumpster enclosure, drive aisles, and 127 parking spaces. The site is accessible directly from Esplanade and the SH 161 Service Road via an access drive to be constructed by the developer. A replat of Lot 7, Block B will be required to establish a lot for the restaurant, as well as an access easement across the adjoining property.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

| Standard | Required | Provided | Meets |
|----------|----------|----------|-------|
|----------|----------|----------|-------|

| | | | |
|-------------------------|-------|--------|------|
| Min. Lot Area (Sq. Ft.) | 5,000 | 83,522 | Yes |
| Min. Lot Width (Ft.) | 50 | 345 | Yes |
| Min. Lot Depth (Ft.) | 100 | 227 | Yes |
| Front Setback (Ft.) | 25 | 27.5 | Yes* |
| Rear Setback (Ft.) | 0 | N/A | Yes |
| Max. Height (Ft.) | 25 | 23.7 | Yes |

*Dumpster in front yard setback due to double frontage lot

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees.

Table 3: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|--------------------------|-------------------|-------------------|-------|
| Landscape Area (Sq. Ft.) | 8,345 | 8,345 | Yes |
| Site Trees | 17 | 17 | Yes |
| Street Trees | 7 | 7 | Yes |
| Parking Lot Trees | 13 | 12 | No |
| Shrubs | 167 | 167 | Yes |
| Seasonal Plantings | 126 | 240 | Yes |
| Dumpster Enclosure | Masonry Enclosure | Masonry Enclosure | Yes |

Building Design

The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

Table 4: Windows Street-Facing Facades (min. 30%)

| Facade | Windows |
|--------|---------|
| North | 24.2% |
| South | 3.5% |
| West | 7.2% |
| East | 19.4% |

Table 5: Covered Walkways (min. 25%)

| Facade | Covered Walkways |
|--------|------------------|
| North | 75% |
| South | 7% |
| West | 42% |
| East | 91% |

Table 6: Menu Items (min. 6 required)

- Materials Mix 60% or less
- Color Contrast
- Articulated Public Entrance
- Articulation Elements

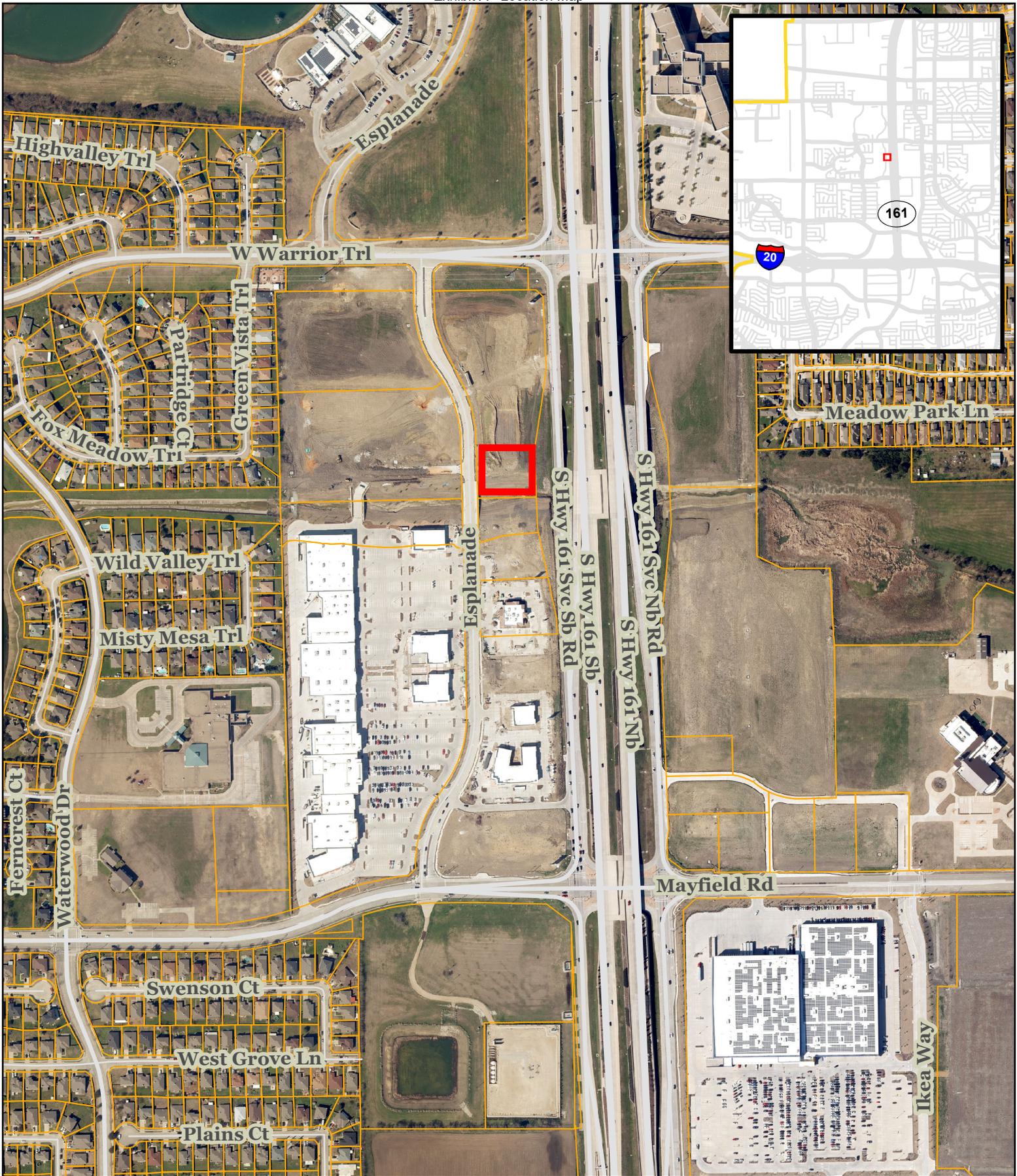
Canopy Variation
Enhanced Windows

VARIANCES:

1. Window calculation: Appendix F requires windows along 30% of street facing façades. The site has street frontage on both the east and west facades, with the west facade primarily serving as “back of house”, including the dumpster and enclosure. The closest nearby restaurant is Olive Garden, which received a variance for windows in 2018. That restaurant also used brick veneer to create “false” windows as part of the window calculation. The windows proposed by Twin Peaks are transparent.
2. Parking lot trees: Parking lot trees are required at a rate of 1 per 10 parking spaces, and no more than 10 consecutive parking spaces are allowed without a tree island. The applicant requests variances to both of these requirements in order to provide more parking spaces. This request is consistent with other sites in Epic West.
3. Excess Parking Spaces: The applicant requests to exceed the required parking by 45 spaces, which is consistent with other sites in Epic West.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval, noting that signage is not approved with the Site Plan and will be reviewed under separate permit.

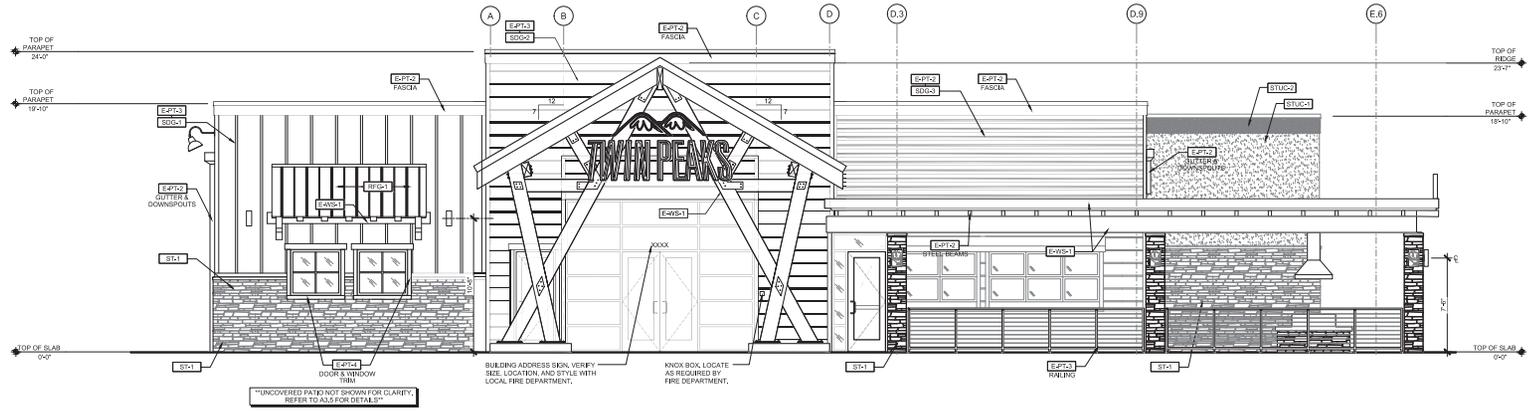


CASE LOCATION MAP
 Case Number P200106
Twin Peaks Restaurant

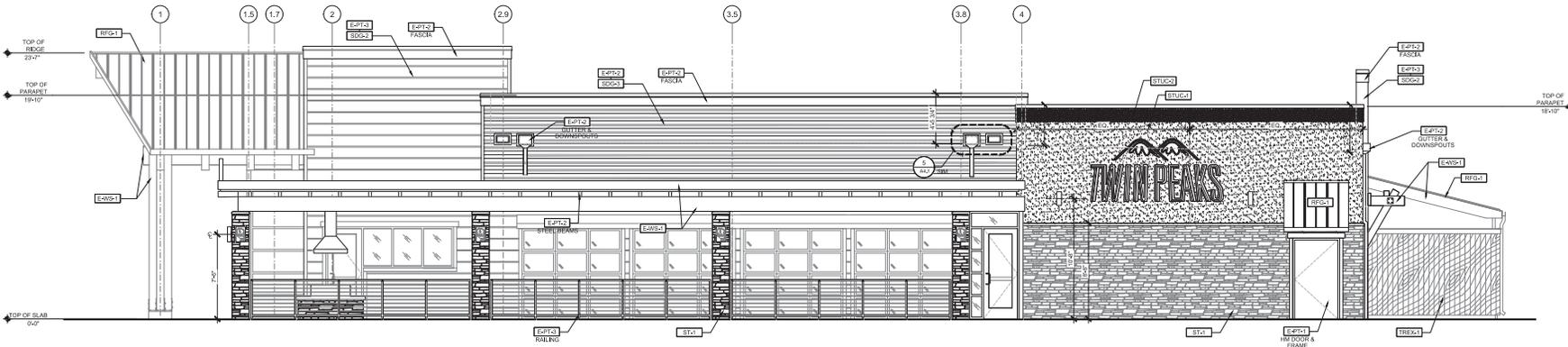


City of Grand Prairie
 Development Services

☎ (972) 237-8255
 🌐 www.gptx.org



1 EAST EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION - RIGHT SIDE
1/4" = 1'-0"

Copyright: These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without permission will result in legal action.

Seal

DP3
ARCHITECTS

DP3 ARCHITECTS, LTD.
15 S. Main Street, Suite 400 Greenville, SC 29611
T: 864.232.2000 F: 864.232.7987
www.DP3architects.com

Project

TWIN PEAKS
BATS • BEANS • BEANIE VIEWS

TBD S. Highway 161
Grand Prairie, TX 75052

Project Number 19217
Drawn By KMW
Checked By EST
Date 18 DEC 2019

Revisions

Drawing
Exterior Elevations

CASE #S200106

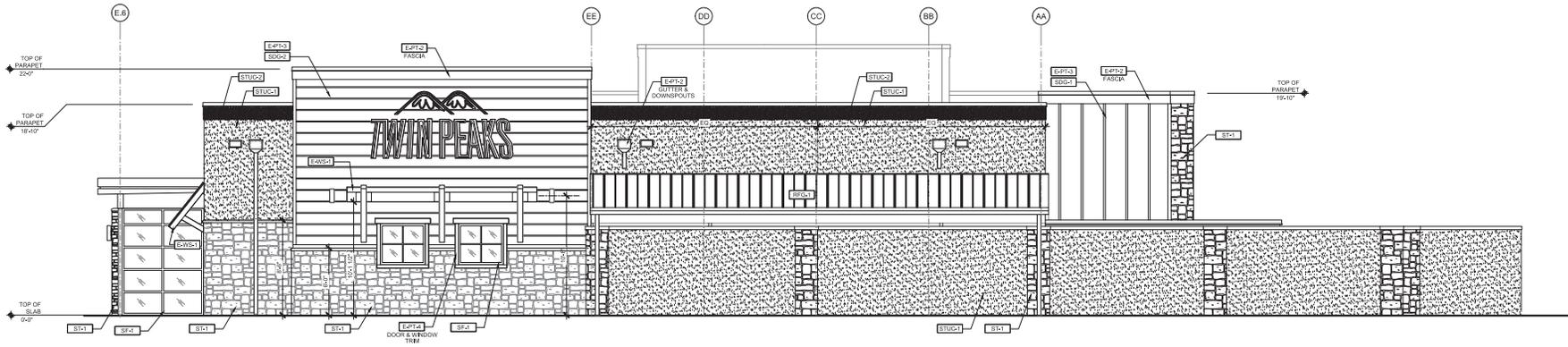
A4.1

EXTERIOR FINISH SCHEDULE

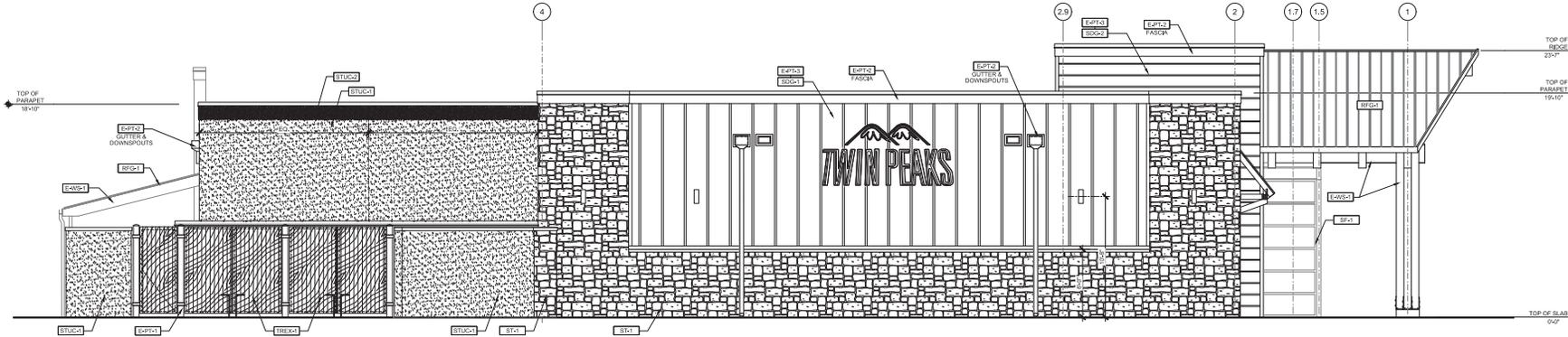
| | |
|--------|--|
| REG-1 | STANDING SEAM PREFINISHED ROOFING SYSTEM ON FELT + METAL + BERKSHIRE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL, DW, CRIMP HARTFORD GREEN KYNAR 600 OR HV, OR 5000 FINISH. |
| REG-2 | THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRALYN 170 SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION. |
| ST-1 | SYNTHETIC STONE SYSTEM - EASTERN MOUNTAIN LEDGE CHARLES BY CORIANO'S STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. INSTALL PER IBC EVALUATION REPORT 0206-2006 |
| STUC-1 | STUCCO SYSTEM - PAINTED - SW 6102 PORTABELLO; FLAT LIGHT SAND FINISH |
| STUC-2 | STUCCO SYSTEM - PAINTED - SW 6468 NIGHT CLUB; FLAT LIGHT SAND FINISH |
| EPT-1 | SHERWIN-WILLIAMS: SW 6102 PORTABELLO; FLAT |
| EPT-2 | SHERWIN-WILLIAMS: SW 6468 NIGHT CLUB; FLAT |
| EPT-3 | SHERWIN-WILLIAMS: SW 61104 KAFFEE; FLAT |
| EPT-4 | SHERWIN-WILLIAMS: SW 6886 HEARTHROSE; FLAT |
| SB-1 | HARDE PANEL VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS JHS-20 FLASHING AND SEALANT TO MATCH FINISH - TYP. |
| SB-2 | HARDE PLANK HORIZONTAL FIBER CEMENT SIDING WITH HORIZONTAL ALUMINUM CHANNEL REGLET JHS-20 FLASHING AND SEALANT TO MATCH FINISH - TYP. |
| SB-3 | MIGT LP WALL PANEL SYSTEM - DESIGNER SERIES 18" FLUTED PANEL SYSTEM 22 GA. SMOOTH FINISH |
| FLO-1 | FLOOR: 40W/PLVS CHESTNUT, JOEL BASED STAIN |
| FIB-1 | FIBERGLASS REINFORCED PLASTIC PANEL - COLOR BLACK |
| TREX-1 | TREX ENHANCE NATURAL COMPOSITE DECK BOARD COLOR: TOASTED SAND. |

A4 SERIES GENERAL NOTES

- A. BUILDING SIGNAGE IS UNDER SEPARATE PERMIT REVIEW. GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE. COORDINATE WITH SIGN VENDOR AND THE ELECTRICAL DRAWINGS.
- B. GLAZING SUBCONTRACTOR TO VERIFY WINDOW SIZES IN FIELD REPORT TO FABRICATION.



1 WEST EXTERIOR ELEVATION - REAR
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - LEFT SIDE
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

| | |
|--------|---|
| RFSC-1 | STANDING BEAM PREFINISHED ROOFING SYSTEM ON FELT + METAL + BERKSHIRE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL, 24" CRAFT HARTFORD GREEN KYNAR 600 OR HVJL OR 5000 FINISH. |
| RFSC-2 | THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRALIGHT SINGLE PLY ROOF SYSTEM INSTALLED ON RIBbed INSULATION. |
| ST-1 | BUFF LIMESTONE - LUSIDERS ROUGHBACK THIN VENEER STONE AS MANUFACTURED BY WEGGER ENTERPRISES, 1/2" SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER, RANDOM DROPPED PATTERN TO MATCH DEVELOPMENT. |
| STUC-1 | STUCCO SYSTEM - PAINTED - SW 6102 PORTABELLO, FLAT LIGHT SAND FINISH. |
| STUC-2 | STUCCO SYSTEM - PAINTED - SW 6468 HUNT CLUB, FLAT LIGHT SAND FINISH. |
| STUC-3 | STUCCO SYSTEM WITH HORIZONTAL REVEALS AT 1/2" O.C., PAINTED - SW 6468 HUNT CLUB, FLAT, LIGHT SAND FINISH. |
| EPF-1 | SHERWIN-WILLIAMS: SW 6102 PORTABELLO, FLAT. |
| EPF-2 | SHERWIN-WILLIAMS: SW 6468 HUNT CLUB, FLAT. |
| EPF-3 | SHERWIN-WILLIAMS: SW 61104 KAFFEE, FLAT. |
| EPF-4 | SHERWIN-WILLIAMS: SW 6866 HEARTHROSE, FLAT. |
| SDG-1 | HARDE PANEL VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS JH45-30 FLASHING AND SEALANT TO MATCH FINISH - TYP. |
| SDG-2 | HARDE PLANK HORIZONTAL FIBER CEMENT SIDING WITH HORIZONTAL ALLUMINUM CHANNEL REGLET JH45-30 FLASHING AND SEALANT TO MATCH FINISH - TYP. |
| ECOS-1 | FLOOR - ICWF-JAYS CHESTNUT, (OR BASED STAIN) |
| FRR-1 | FIBERGLASS REINFORCED PLASTIC PANEL - COLOR BLACK. |
| | TRX ENHANCE NATURAL COMPOSITE DECK BOARD COLOR: TOASTED SAGE. |
| SF-1 | ALUMINUM STOREFRONT - POWDER COAT RAL 3002 'CARMINE RED' |

A4 SERIES GENERAL NOTES

- BUILDING SIGNAGE IS UNDER SEPARATE PERMIT REVIEW. GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE, COORDINATE WITH SIGN VENDOR AND THE ELECTRICAL DRAWINGS.
- GLAZING SUBCONTRACTOR TO VERIFY WINDOW SIZES IN FIELD PRIOR TO FABRICATION.

Seal



DP3 ARCHITECTS, LTD.
15 S. Main Street, Suite 400 Greenville, SC 29601
T: 864.232.8200 F: 864.232.7897
www.DP3architects.com

Project



TBD S. Highway 161
Grand Prairie, TX 75052

Project Number 19217
Drawn By KMW
Checked By BST
Date 18 DEC 2019

Revisions

Drawing
Exterior Elevations

A4.2

Exhibit D - Landscape Plan



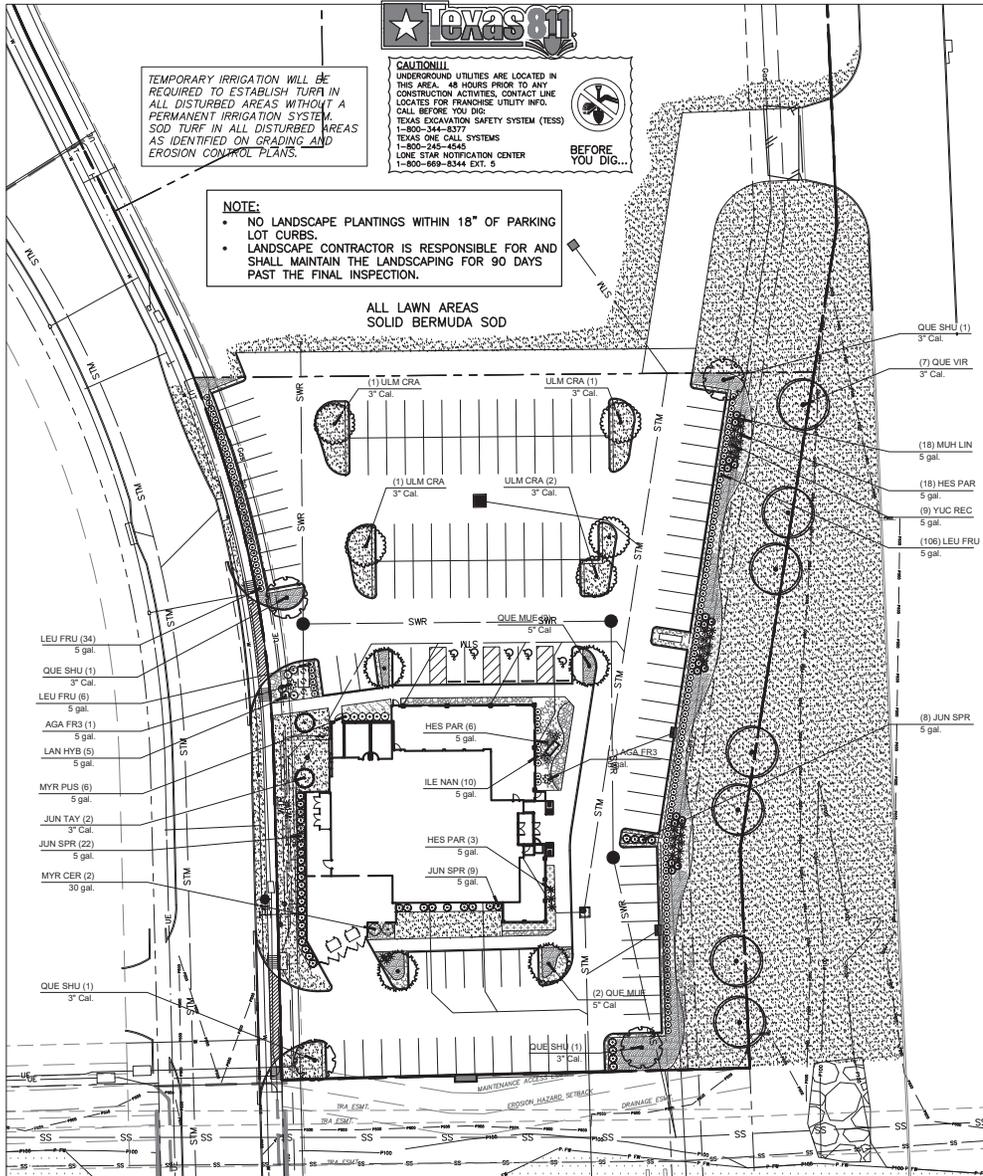
TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATED FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EVACUATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-6344 EXT. 5



NOTE:
• NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
• LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.

ALL LAWN AREAS
SOLID BERMUDA SOD



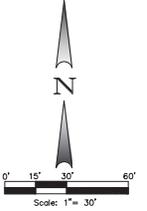
- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWN.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 30 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL 8668 PLANTS WHEN AVAILABLE. IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON, PURCHASE AND HOLD 8668 PLANTS FOR LATE SEASON INSTALLATION.
 16. 1"-3" ROCK MULCH WITHIN BUILDING PAD AREA, PERIPHERAL AREAS AND PARKING LOT ISLANDS SHALL HAVE 3" OF HARDWOOD MULCH.
 17. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 18. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

| CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS | |
|--|---|
| AREA | REQUIREMENTS |
| MIN. LANDSCAPE AREA | 10% OF SITE REQUIRED TO BE LANDSCAPE |
| REQUIRED | PROVIDED |
| 83,446 SF X 10% = 8,345 SF | 22,869 SF (27%) |
| MIN FRONT YARD LANDSCAPE | 75% OF REQUIRED LANDSCAPE IN FRONT YARD |
| REQUIRED | PROVIDED |
| 8,345 SF X 75% = 6,259 SF | 15,632 SF (100%) |
| STREET TREES | 1 TREE PER EACH 50 LF OF STREET FRONTAGE 300 LF @ 10' = 10 STREET TREES |
| REQUIRED | PROVIDED |
| Hwy 151 | 7 TREES 7 NATIVE TREES |
| SITE TREES | 1 TREE PER EACH 500 SF OF REQ. LANDSCAPE 8,345 SF / 500 = 17 SITE TREES |
| REQUIRED | PROVIDED |
| 17 TREES | 20 NATIVE TREES |
| INTERIOR PARKING TREES | PARKING LOT TREE FOR 10 SPACES 128 SPACES / 10 = 13 PARKING LOT TREES |
| REQUIRED | PROVIDED |
| 13 TREES | 13 NATIVE TREES |
| SITE SHRUBS | 1 SHRUB PER EACH 50 SF OF REQ. LANDSCAPE 8,345 SF / 50 = 167 SITE SHRUBS |
| REQUIRED | PROVIDED |
| 167 5-GAL SHRUBS | 167 5-GAL SHRUBS |
| SEASONAL PLANTINGS | 15% OF REQUIRED SHRUBS |
| REQUIRED | PROVIDED |
| 167 x 5 = 835 (x 15) = 125 GALS | 202 GALS POLLENATOR PLANTS |

NOTE: SITE SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF GRAND PRAIRIE LANDSCAPE ORDINANCE, SECTION VII 7.6.
SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH RAIN, WIND & FREEZE SENSOR, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
ALL LAWN AREA SHALL BE SOLID BERMUDA SOD

PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | SPACING | QTY | REMARKS | |
|--------------|------|----------------------------------|---------------------------|---------------|-----------------|----------|-----------|-----------------------------------|--|
| AGV FR3 | | Agave ovatifolia 'Frosty Blue' | Whale's Tongue Agave | 5 gal. | 18"-24" | As Shown | 2 | | |
| JUN TAY | | Juniperus virginiana 'Taylor' | Taylor Eastern Redcedar | 3" Cal. | 8' Min. Ht. | As Shown | 2 | Single Straight Trunk | |
| QUE MJE | | Quercus muhlenbergii | Chinkapin Oak | 5" Cal. | 12' Height Min. | As Shown | 4 | Single Straight Trunk | |
| QUE SHU | | Quercus shumardii | Shumard Red Oak | 3" Cal. | 12' Min Ht. | As Shown | 4 | Single Straight Trunk, Native | |
| QUE VIR | | Quercus virginiana | Southern Live Oak | 3" Cal. | 12' Min Ht. | As Shown | 7 | Single Straight Trunk | |
| ULM CRA | | Ulmus crassifolia | Cedar Elm | 5" Cal. | 12' Height Min. | As Shown | 5 | Single Straight Trunk | |
| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | SPACING | QTY | REMARKS | |
| HES PAR | | Hesperaloe parviflora | Red Yucca | 5 gal. | 18"-24" | 48" O.C. | 30 | Native Pollinator | |
| ILE NAN | | Ilex vomitoria 'Nana' | Dwarf Yaupon | 5 gal. | 18"-24" | 36" O.C. | 10 | Native | |
| JUN SPR | | Juniperus chinensis 'Sea Spray' | Sea Spray Juniper | 5 gal. | 30"-38" Min Ht. | 48" O.C. | 30 | | |
| LAN HYB | | Lantana x 'New Gold' | New Gold Lantana | 5 gal. | 18"-24" | | 5 | | |
| LEU FRU | | Leucophyllum frutescens | Texas Sage | 5 gal. | 30"-38" Min Ht. | 36" O.C. | 146 | Native Pollinator | |
| MUH LIN | | Muhlenbergia lincolniensis | Lindheimer's Muhly | 5 gal. | 18"-24" | 36" O.C. | 18 | | |
| MYR CER | | Myrica cerifera | Wax Myrtle | 30 gal. | 6' | 48" O.C. | 2 | Native Pollinator | |
| MYR PUS | | Myrica pauciflora | Dwarf Southern Wax Myrtle | 5 gal. | 30"-38" Min Ht. | 48" O.C. | 6 | Native | |
| YUC REC | | Yucca rooseifolia | Spiral-leaf Yucca | 5 gal. | 30"-38" Min Ht. | 48" O.C. | 9 | Pollinator | |
| GROUND COVER | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | SPACING | QTY | REMARKS | |
| CYN DAC | | Cynodon dactylon | Bermuda Grass | sod | | | 48,806 sf | | |
| DEC SIP | | Decomposed Granite | Decomposed Granite | 2" | Depth | | 1,844 sf | | |
| LIR BIG | | Liriodendron muscari 'Big Blue' | Big Blue Liriodendron | 4" | Pot | 12" O.C. | 12" o.c. | 106 | |
| NAS PON | | Nassella tenuissima 'Pony Tails' | Mexican Feathergrass | 1 gal. | Pot | 18" O.C. | 18" o.c. | 953 | |
| RIV RIV | | River Rock river Rock | River Rock | 2"-4" & 4"-6" | Depth | | 623 sf | Multicolor Add random boulders | |
| SAL GRE | | Salvia greggii | Autumn Sage | 1 gal. | 18"-24" | 36" O.C. | 24" o.c. | 88 | |



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GEORGE CUPPERT, LICENSED ARCHITECT AND LANDSCAPE ARCHITECT LICENSE NUMBER 00000143, AMERICAN ARCHITECTURAL ASSOCIATION LICENSE NUMBER 0000000001, AND THE STATE OF TEXAS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LAND AND NATURAL RESOURCES. NO PHOTOGRAPHY SHALL BE TAKEN OR USED FOR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR LANDSCAPE ARCHITECT.

LANDSCAPE PLAN
CASE # S200106

PRELIMINARY - NOT FOR CONSTRUCTION
 LANDSCAPE PLAN
 TWIN PEAKS AT EPIC WEST TOWNE CROSSING
 GRAND PRAIRIE, TEXAS

Winkelman & Associates, Inc.
 10000 W. 15th Street, Suite 100
 Grand Prairie, TX 75050
 (972) 261-1111
 www.winkelman.com

APPROVAL
 REVISION
 No. DATE



Legislation Details (With Text)

File #: 19-9570 **Version:** 1 **Name:** SU181004A - SUP Renewal - 2625 W. Pioneer Parkway

Type: Ordinance **Status:** Public Hearing

File created: 11/20/2019 **In control:** Planning and Zoning Commission

On agenda: 1/6/2020 **Final action:**

Title: SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Bida Em Floor Plan.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------------|--------|--------|
| 12/17/2019 | 1 | City Council | | |
| 12/2/2019 | 1 | Planning and Zoning Commission | | |

From

Chris Hartmann

Title

SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas.

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|----------------------|----------------------------------|
| North | LI, Light Industrial | Heavy Commercial |
| South | LI, Light Industrial | Undeveloped |
| West | City of Arlington | Auto Dealer; Undeveloped |
| East | LI, PD-350 | Retail; Restaurants; Auto Repair |

PURPOSE OF REQUEST:

The applicant proposes to extend hours of operation to 2am for an existing 10-table billiard parlor within a lease space at Asia Times Square. Staff has concerns with extending the hours beyond midnight due to the lack of surrounding activity and surveillance in the area. Hours of operation at similar nearby uses include the existing Asia Times Square event center and the event center at 2155 S Great Southwest Pkwy., which are both 8am-midnight.

Per the applicant’s operational plan, the hours of operation will be 8am-2am, Monday-Sunday. The attached floor plan depicts a game area dimensioned at approximately 30 feet x 80 feet (2,400 square feet) and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant’s utilizes the space both for pay-by-the-hour daily play and for hosting tournaments.

The applicant will continue to utilize on-site security monitoring and cameras at each table and outside the facility. The Grand Prairie Police Department reported no complaints or issues associated with the billiard parlor.

RECOMMENDATION:

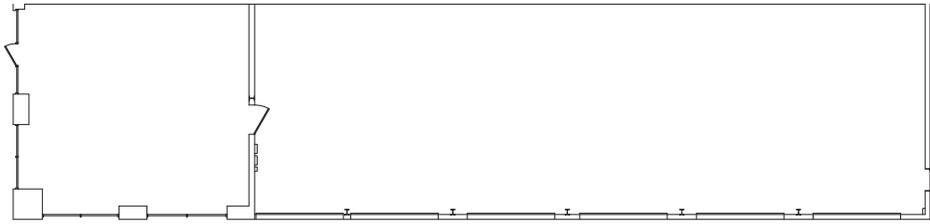
Staff recommends the Planning and Zoning Commission renew the Specific Use Permit as currently written. If the Planning and Zoning Commission elects to amend the SUP to allow for hours of operation to 2am, staff recommends that the amendment be subject to the following conditions:

1. That the Specific Use Permit be reviewed six months from the date of occupancy to determine compliance.

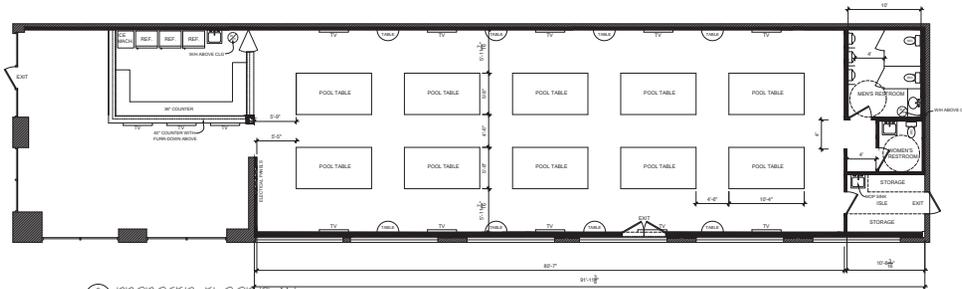
Body



Exhibit B - Floor Plan



1 AS-BUILT FLOOR PLAN
Scale 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN AREA OF RENOVATION : 3560 S.F.
Scale 1/8" = 1'-0"

Plan #
CC-110

THIS DRAWING AND ALL THE INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF TREND BUILDER. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TREND BUILDER.

DATE: 8/31/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT:
INTERIOR RENOV.
FLOOR PLAN

CUSTOMER:
Blida Em
2625 W. PIONEER PKWY
GRAND PRAIRIE, TX



DATE:
8/31/18
SHEET:
1 OF 1

SU181004



Legislation Details (With Text)

File #: 19-9634 **Version:** 1 **Name:** SU191201 - Tire Shop at 3106 E Main Street
Type: Ordinance **Status:** Public Hearing
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Elevations](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

SU191201 - Specific Use Permit - Tire Shop at 3106 Main Street (City Council District 5). Specific Use Permit to allow Auto Tire/Wheel Sales & Installation with Indoor Display and Minor Auto Repair uses. Burbank

Gardens, Unit 1, Lots 442 & 443, zoned Commercial (C) District and located within Central Business District Four (CBD-4) and addressed as 3106 E. Main Street.

PURPOSE OF THE REQUEST:

The applicant proposes to repurpose and make modifications to a former small manufacturing building to conduct Auto Tire/Wheel Sales & Installation with Indoor Sales and Minor Auto Repair.

ADJACENT LAND USES:

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|--------------------------------|------------------------|
| North | Commercial (C) District | Vacant |
| East | Commercial (C) District | ARB (Omega Auto Sales) |
| West | Commercial (C) District | Partially Developed |
| South | Light Industrial (LI) District | Outdoor Storage |

Primary access to the site shall be from an existing commercial drive along E. Main Street and a secondary rear entrance along NE 31st Street. No loading or unloading of inventory or vehicles is allowed within the street.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The uses are proposed within an existing 15,000 square foot building. The building was sold in 2017 after having been previously used for a machine shop and fabrication business, and prior to that a sewing machine factory. The exterior construction consists of brick and concrete block materials and plate glass windows along the south facade. Metal awnings previous covered the windows but were recently removed.

Four customer parking spaces will be provided along the front and sides of the building, with remaining employee and customer completed vehicle repair spaces to be located inside the facility. Because the remodel of the building will remove a section of the south wall for four overhead roll-up doors, the remaining existing parking in front of the building will be restriped as a staging area. No work will be allowed on the outside of the building other than customer consultation.

The interior of the facility will provide for interior tire mounting area, customer waiting areas, offices and mechanic workspace. Auto Wheel and Tire Installation (Indoor) and Minor Auto Repair business use restricts outdoor tire and wheel inventory display allowing for temporary/movable racks of merchandise only. The applicant proposes interior tire mounting and repair with associated vehicle repair (alignments & suspension repair) component of the operation.

Minor Auto Repair consists of repair involving the following components:

- Computer Diagnostic Computer Reflash
- Alternator Change of oil and filter
- Generator Fan belt or hoses
- Starter Lamp replacement
- Water pump Repair of flat tires
- Battery (non-hybrid or EV) Lubrication
- Minor tune-up 7
- Brakes or other minor part thereof

The site has limited opportunities for landscaping features; however, two-dozen hedges will line the western perimeter along with four street trees along NE 31st Street edge. 312 sq. ft. landscape islands will remain.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The subject property is designated as Commercial, Retail & Office uses on the Future Land Use Map (FLUM). Commercial, Office and Retail typically include commercial uses appropriate for retail and office environments. The proposal is inconsistent with the FLUM.

Objective 15: Policy 11 of the Comprehensive Plan addresses Auto Related Business (ARB) by advocating for SUP requirement with conditions and standards when considered.

APPLICABLE DEVELOPMENT STANDARDS:

If approved, the operator must register as an Auto-Related Business and shall conform to the requirements of Chapter 13, Article XX of the Grand Prairie Code of Ordinances, as amended. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas.

VARIANCES:

- Minimum parking standards for all ARB related uses is 1 space per 400 square feet with a minimum of six spaces available to visitors. The applicant is providing only four spaces.

RECOMMENDATION:

The Development Review Committee recommends denial of the Specific Use Permit request.

Body

Exhibit A - Location Map



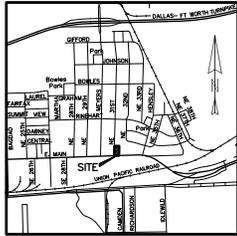
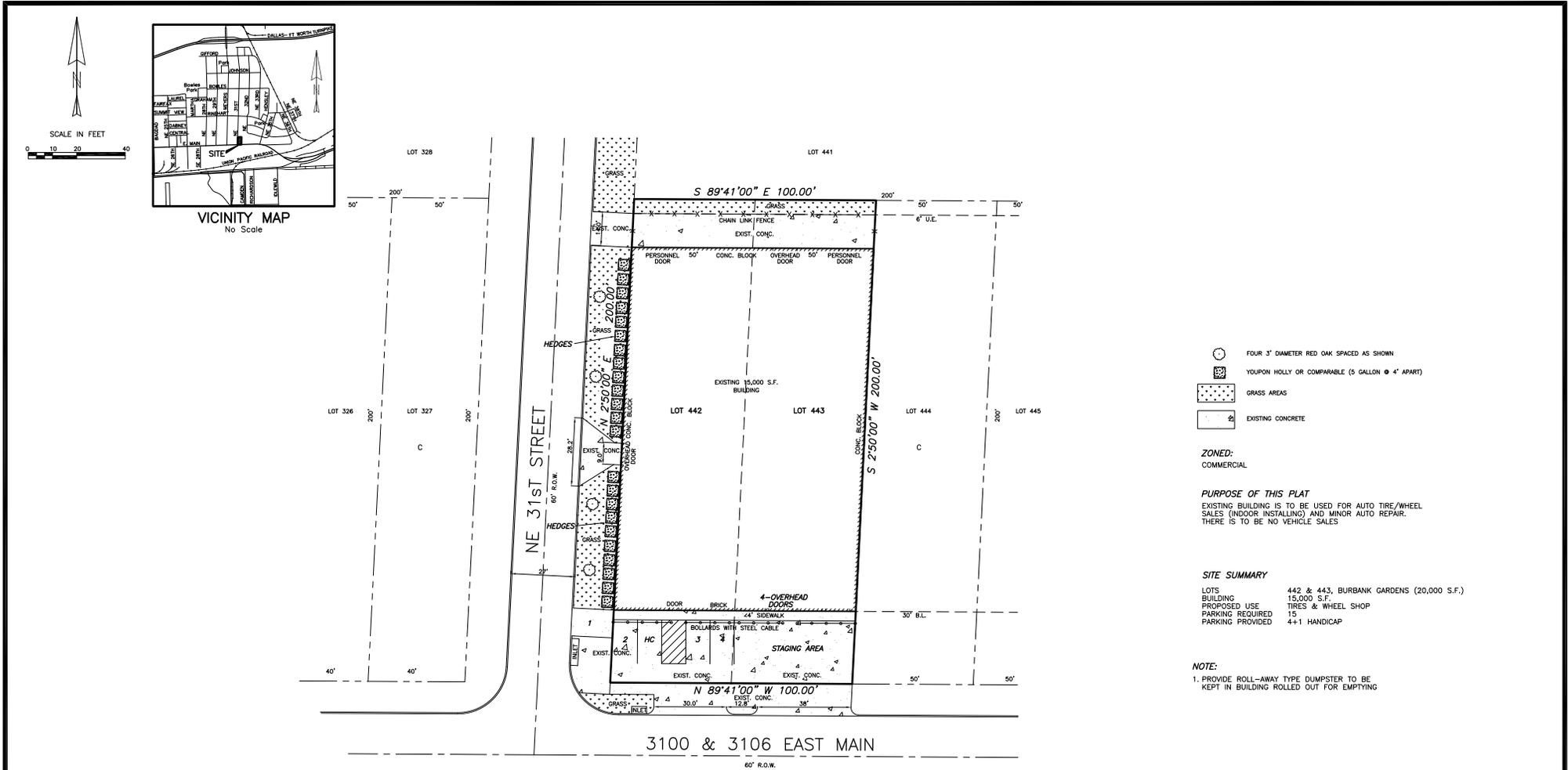
CASE LOCATION MAP
Case Number SU191201
3106 E Main Street



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org

Exhibit B - Site Plan



- FOUR 3" DIAMETER RED OAK SPACED AS SHOWN
- YOUAPON HOLLY OR COMPARABLE (5 GALLON @ 4' APART)
- GRASS AREAS
- EXISTING CONCRETE

ZONED:
COMMERCIAL

PURPOSE OF THIS PLAT
EXISTING BUILDING IS TO BE USED FOR AUTO TIRE/WHEEL SALES (INDOOR INSTALLING) AND MINOR AUTO REPAIR. THERE IS TO BE NO VEHICLE SALES

SITE SUMMARY

| | |
|------------------|--|
| LOTS | 442 & 443, BURBANK GARDENS (20,000 S.F.) |
| BUILDING | 15,000 S.F. |
| PROPOSED USE | TIRES & WHEEL SHOP |
| PARKING REQUIRED | 15 |
| PARKING PROVIDED | 4+1 HANDICAP |

NOTE:
1. PROVIDE ROLL-AWAY TYPE DUMPSTER TO BE KEPT IN BUILDING ROLLED OUT FOR EMPTYING

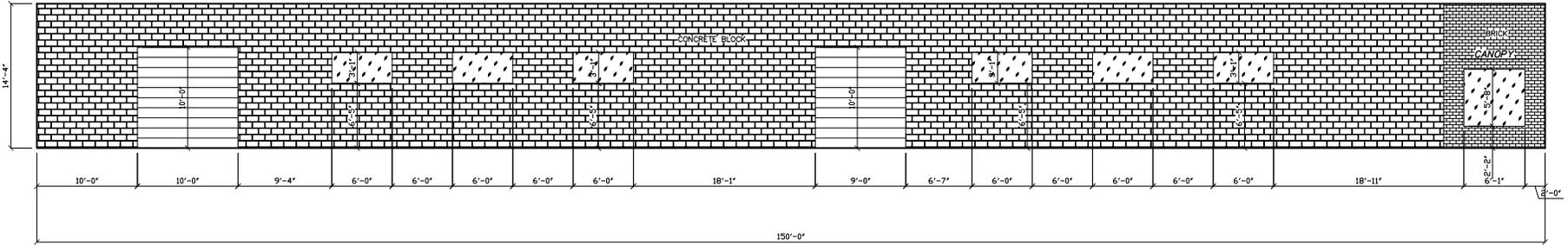
| SITE PLAN | | | |
|---|-------|---------------|--------|
| TIRE SHOP LOTS 442 & 443, BURBANK GARDENS 3100 & 3106 E. MAIN GRAND PRAIRIE, TEXAS | | | |
| E.D. HILL & ASSOCIATES 209 SKYE LN. MIDLOTHIAN, TEXAS 76065 PH 972-723-3070 | | | |
| DESIGN | DRAWN | DATE | SCALE |
| EDH | RWS | NOVEMBER 2019 | 1"=20' |

OWNER:
LIBERTY FLUID POWER, INC.
214 N.W. 25th STREET
GRAND PRAIRIE, TEXAS 75050
CONTACT: MARIO VILLEGAS
972-625-2927
469-556-4480 (CELL)

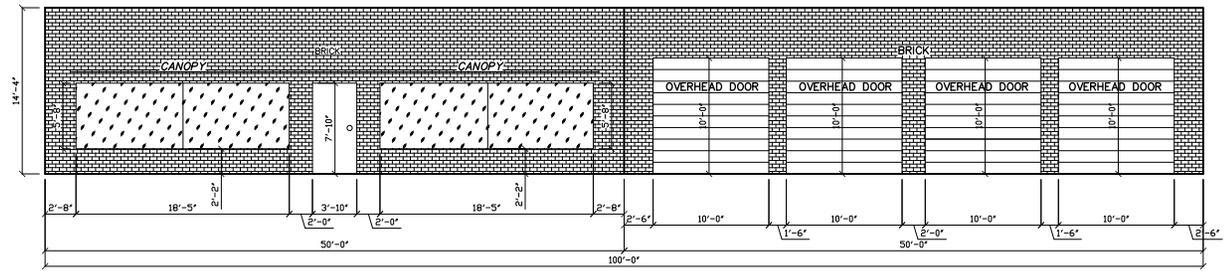
ENGINEER:
E.D. HILL & ASSOCIATES
209 SKYE LANE
MIDLOTHIAN, TEXAS 76065
(972) 571-5284 OFFICE
TX REGISTERED L.D.W.
FIRM NO. F-2474



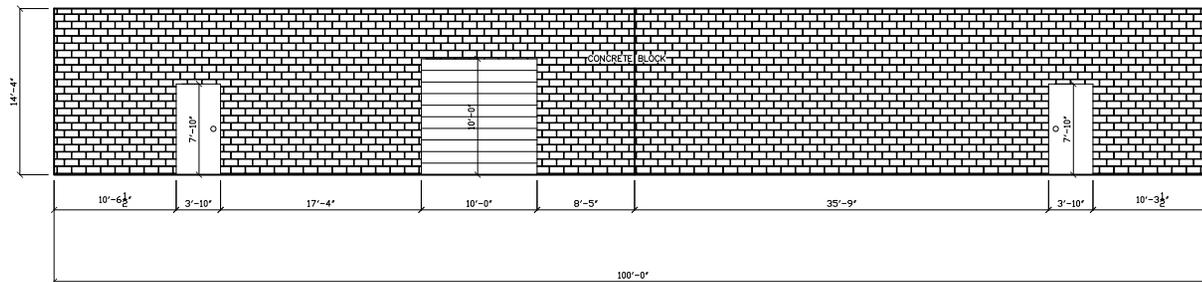
Exhibit C - Proposed Elevations



WEST ELEVATION (EAST ELEVATION ALL BLOCK, NO WINDOWS OR DOORS)



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS
TIRE SHOP
LOTS 442 & 443, BURBANK GARDENS
3100 & 3106 E. MAIN
GRAND PRAIRIE, TEXAS
SCALE 3/16" = 1'-0"



Legislation Details (With Text)

File #: 19-9581 **Version:** 1 **Name:** CPA191201- 161 Townhomes
Type: Ordinance **Status:** Public Hearing
File created: 11/26/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A- Land Use Map.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------------|--------|--------|
| 12/17/2019 | 1 | City Council | | |
| 12/2/2019 | 1 | Planning and Zoning Commission | | |

From

Chris Hartmann

Title

CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Comprehensive Plan Amendment to amend the Future Land Use Map from Mixed Use to Medium Density Residential on 2.95 acres out of the Charles Gibbs Abstract 534 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

PURPOSE OF REQUEST:

The applicant is requesting to construct a medium density townhome development. The request is for a change from Mixed Use to Medium Density Residential on the Future Land Use Map (FLUM). The 2018 update to the Comprehensive Plan defines these categories as follows:

Mixed Use (pg. 58 of the Comprehensive Plan):

Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. The following are policies to guide mixed-use areas:

- Mixed-use design should be oriented around the pedestrian.
- Buildings should be placed near the front property line and should be oriented towards the street.
- Mixed-use development should be located at high points of visibility, such as along arterials and collectors.

Medium Density Residential (pg. 56 of the Comprehensive Plan):

Medium density residential represents single-family residential neighborhoods at densities between six and 12 dwelling units per acre. Medium density residential types take the form of townhomes, duplexes, and patio homes. Medium density residential can be used as a transitional use between low density areas and higher intensity uses, such as commercial, retail, and industrial activity. The following are policies to guide medium density areas:

- They can serve as a transitional use between low density residential and high density residential uses.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management.

ANALYSIS:

This development is consistent with the current pattern of development in the area. The surrounding uses are duplexes; and commercial use of the property is unlikely due to 161 and the neighboring creek severely limiting walkable connections needed for mixed use. Staff believes that medium-density residential development would benefit and enhance the overall underutilized parcels.

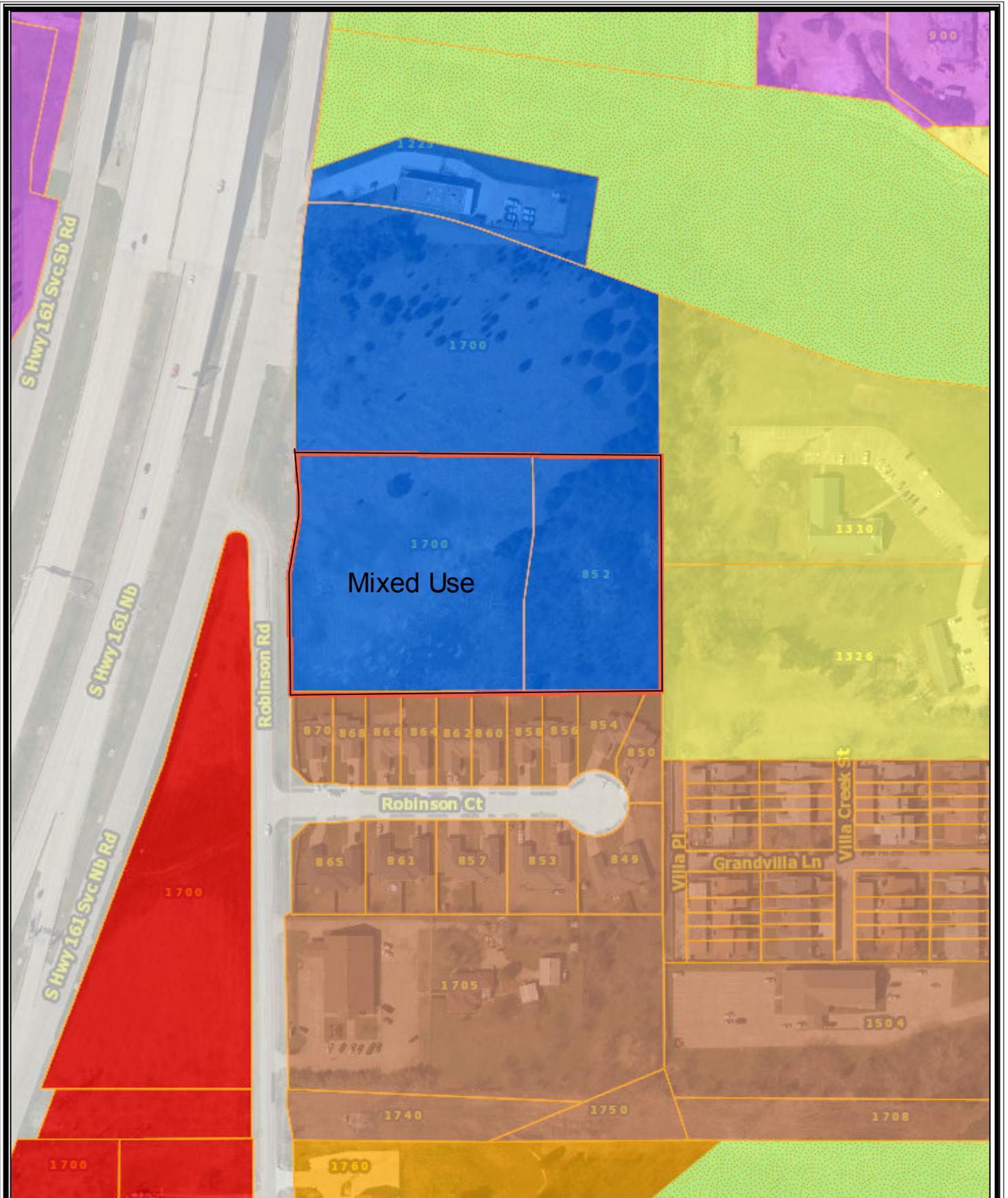
The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles.

RECOMMENDATION:

Development Review Committee (DRC) recommends approval of the requested amendment to the FLUM.

Body

Exhibit A- Land Use Map



130 0 130 Ft

161 Townhomes Z191201

Date: 1/3/2020 Time: 1:18:36 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

Parcels



Legislation Details (With Text)

File #: 19-9572 **Version:** 1 **Name:** Z191201 - Zoning Change - 161 Townhomes
Type: Ordinance **Status:** Adopted
File created: 11/20/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:** 12/17/2019

Title: Z191201- Zoning Change - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The applicant is proposing 40 units with a green space area. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------------|--------|--------|
| 12/17/2019 | 1 | City Council | | |
| 12/2/2019 | 1 | Planning and Zoning Commission | | |

From

Chris Hartmann

Title

Z191201- Zoning Change - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The applicant is proposing 40 units with a green space area. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC.

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zone Change from PD-102 to a Planned Development for Townhomes, located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 and Lot 5, Block 1, out

of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

| Direction | Zoning | Existing Use |
|------------------|------------------|----------------------|
| North | C Undeveloped | |
| South | PD-102, MF-1 | Duplexes |
| West | LI, PD-200 | SH-161; Poly America |
| East | C, MF-1 | Churches |

PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 4.39 acres from PD-102 to a Planned Development for Townhomes. The development proposes 40 units accessible from Robinson Road.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Mixed Use. An entirely Multi-family development is not consistent with the current FLUM designation. The applicant is requesting a plan amendment (CPA191201) to change the FLUM from Mixed Use to Medium Density Residential. Staff is supportive of a comprehensive plan amendment based on the proposal being consistent with the following 2018 Comprehensive Plan goals, policies, and objectives:

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

DEVELOPMENT REVIEW:

The number of units will depend on final location of utilities, drainage, setbacks and parking. Staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare with the appropriate density. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, higher density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses, however, staff has concerns with the feasibility of the project with the proposed 40 units that will need to be addressed at the site plan phase.

A Site Plan is required for any townhome use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and Appendix W require Site Plan approval. The Site Plan will analyze density and dimensional requirements, parking, building design, landscaping, amenities, utilities, and drainage.

DENSITY AND DIMENSIONAL STANDARDS:

The existing base zoning is PD-102, the proposed base zoning for the 4.39 acres is a Planned Development for Townhomes. All zoning will defer to the Unified Development Code (UDC) as amended.

Dimensional Requirements

A residential townhome development will conform to the proposed development standards and the provisions for Single Family-Townhouse (SF-T) District in the Unified Development Code (UDC).

| Standard | Required |
|----------------------------------|----------------------------------|
| Maximum Density | 13.2 |
| Minimum Living Area (Sq. Ft.) | 1,150 to 1,299 = 30% 1,300 = 70% |
| Minimum Lot Width | 21-29=30% 30=70% |
| Minimum Lot Depth | 80-99=30% 100=70%. |
| Minimum Front Yard Setback (ft.) | 17 |
| Side Yard Setback Internal | 5 (not attached) 0 (attached) |
| Side Yard Setback On Street | 15 |
| Rear Yard Setback | 10 |
| Max Height | 35 |

PROPOSED DEVELOPMENT OVERVIEW:

The following table provides a summary of the proposed development.

Parking

The following shows the proposed parking being provided.

| Standard | Required |
|-----------------------|----------|
| 1 Garage Space Per 1 | 1 |
| 2 Garage Spaces Per 2 | 2 |

SITE LAYOUT:

The site has frontage along Robinson Road and will have private internal street access on Robinson Ct that will have several hammerhead streets going north and south to access the individual townhomes.

BUILDING DESIGN:

Townhome developments are required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements, and will be evaluated for at the Site Plan phase.

RECOMMENDATION:

Section 16.4.1 of the Unified Development Code provides criteria by which a Site Plan should be evaluated, along with requirements of the Drainage Design Manual.

Staff has no objection to the zone change. Utilities and drainage will be addressed at the Site Plan phase.

Body



CASE LOCATION MAP
Case Number Z191201
161 Townhomes



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org



Legislation Details (With Text)

File #: 19-9643 **Version:** 1 **Name:** Z200103/S200107 - Wildlife Commerce Park Building 8

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2019 **In control:** Planning and Zoning Commission

On agenda: 1/6/2020 **Final action:**

Title: Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving.
City Council Action: January 21, 2020

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Building Elevations](#)
[Exhibit D - Landscape Plan](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

From

Chris Hartmann

Title

Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres -Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving.

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

Zoning change to amend the existing PD-217 as well as the site plan for Wildlife Commerce Park, Building 8 to allow for office warehouse use by right along with expansion of the approved Building 8. The zoning area would add 1.602 acres to the 7.426 acre Site Plan in the Benjamin S. Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway.

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
|-----------|---------|----------------------------------|
| North | PD-39 | Undeveloped |
| South | PD-217C | Wildlife Commerce Park, Phase II |
| West | PD-217C | Wildlife Commerce Park, Phase I |
| East | PD-207 | Lone Star Park |

PURPOSE OF REQUEST:

The applicant is proposing construction of one (1) speculative industrial building on approximately 9.028 acres in PD-217/PD-217C. The proposed building is a single-story 147,960 sq. ft. warehouse. The zoning request would place the entire site within PD-217C.

HISTORY:

September 16, 2008, the City Council approved Planned Development District 217C (PD-217C). The PD changed the zoning from PD-217 for mixed uses and an entertainment district and Planned Development District 208 for light industrial, mixed uses, and multi-family two uses to PD-217C for commercial uses, general retail uses, light industrial uses, integrated residential above retail uses, floodplain reclamation areas, and entertainment district.

February 14, 2014 City Council and the developer executed an Economic Development Agreement for Wildlife Commerce Park (PD-217C). That agreement that did not include provisions for the development of this property.

April 17, 2018 City Council approved a Site Plan (S180405) for Building 8 at 100,800 square feet.

February 2014 thru present The developer of Wildlife Commerce (Crow Holdings) has developed approximately 3.5 million square feet of industrial space.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Parking and Access

Primary access to the site is directly from Belt Line Rd. and indirectly from Wildlife Parkway via cross access easement. These access points lead into concrete parking areas consisting of 327 automobile spaces and 59

truck docks, which exceed the parking and loading requirements found in the Unified Development Code.

Table 2: Site Data Summary

| Standard | Required (LI) | Provided | Meets |
|-------------------------|---------------|----------|-------|
| Min. Lot Area (Sq. Ft.) | 15,000 | 393,260 | Yes |
| Min. Lot Width (Ft.) | 100 | 717 | Yes |
| Min. Lot Depth (Ft.) | 150 | 412 | Yes |
| Front Setback (Ft.) | 25 | 75 | Yes |
| Rear Setback (Ft.) | 0 | N/A | Yes |
| Max. Height (Ft.) | 50 | 39 | Yes |

Elevations

The proposed development consists of a tilt-wall concrete industrial building designed to match the elevations approved with Building 8 in 2018. However, while the existing Wildlife Commerce Park project is subject to an existing agreement which established the look and materials of the buildings constructed within the Wildlife Commerce Park, the property on which the proposed building expansion would take place falls under PD-217C, which require “building style, color, and articulation requirements for LI, Light Industrial uses.” Staff interprets this requirement as placing development within the PD-217 under Appendix X, as amended.

Landscaping

Table 3: Landscape & Screening Requirements

| Standard | Required | Provided | Meets |
|---------------------|-------------------------------|-------------------|-------|
| Landscape Area (SF) | 39,326 | 34,946 | No |
| Site Trees | 45 (existing)+112*(amend53 | | No |
| Street Trees | 34 | 7 | Yes |
| Parking Lot Trees | 16** | 18 | Yes** |
| Shrubs | 313 (existing)+ 1394 (ame1244 | | No |
| Dumpster Enclosure | Masonry Enclosure | Masonry Enclosure | Yes |

* May be reduced to 1 tree per 1,000 if architectural guidelines of Appendix X are met

** No more than 10 consecutive spaces may be constructed without a tree island

VARIANCES:

1. 10% landscaping is required in Light Industrial zoning. The applicant is providing 8% landscaping.
2. Appendix X requires all industrial developments to preserve 30% of existing trees. The developer requests to remove all existing trees from the zoning area to allow for the expansion of building 8’s footprint.

RECOMMENDATION:

DRC recommends approval of the zoning to allow for warehouse construction, with the following conditions:

1. That the elevations within the 1.6 acre rezoning area that are visible from the corner of Belt Line and Wildlife Pkwy fully conform to Appendix X guidelines for a primary facade. The developer should select three of the following: two masonry accent materials equal to 50% of the facade, 15% glass curtain wall, 30% total

windows, awnings along 50% of the length of the facade (currently 28.8%), horizontal and vertical articulation, cornice projection, accent lighting along 50% of the length of each facade (currently 28.8%), or wing wall projections.

2. That if the elevations do not conform with Appendix X guidelines, that the developer comply with Appendix X landscaping requirements (1 tree per 250 square feet of the 1.6 acre zoning area, including planting parking lot trees in islands every 10 spaces).

Body

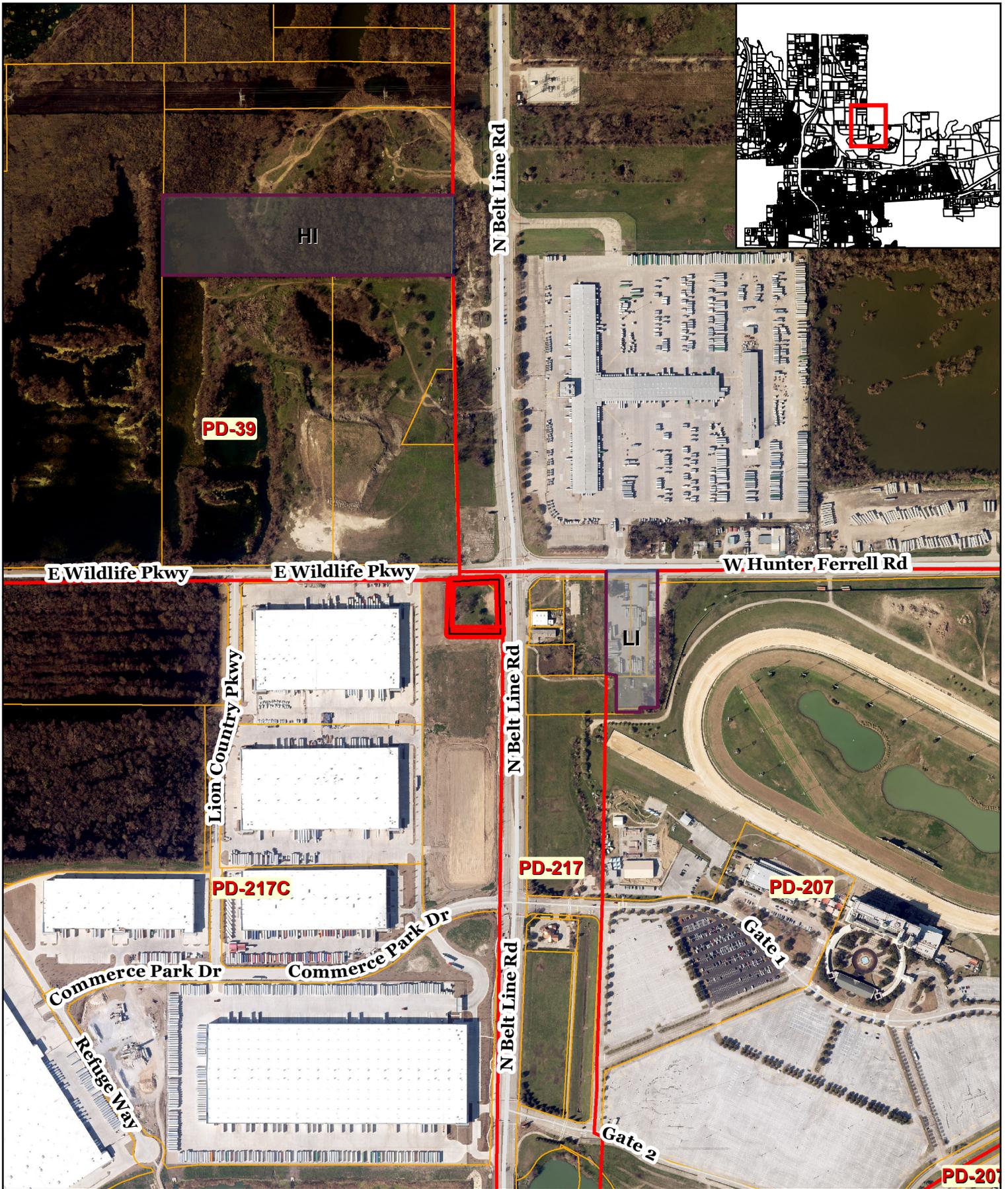
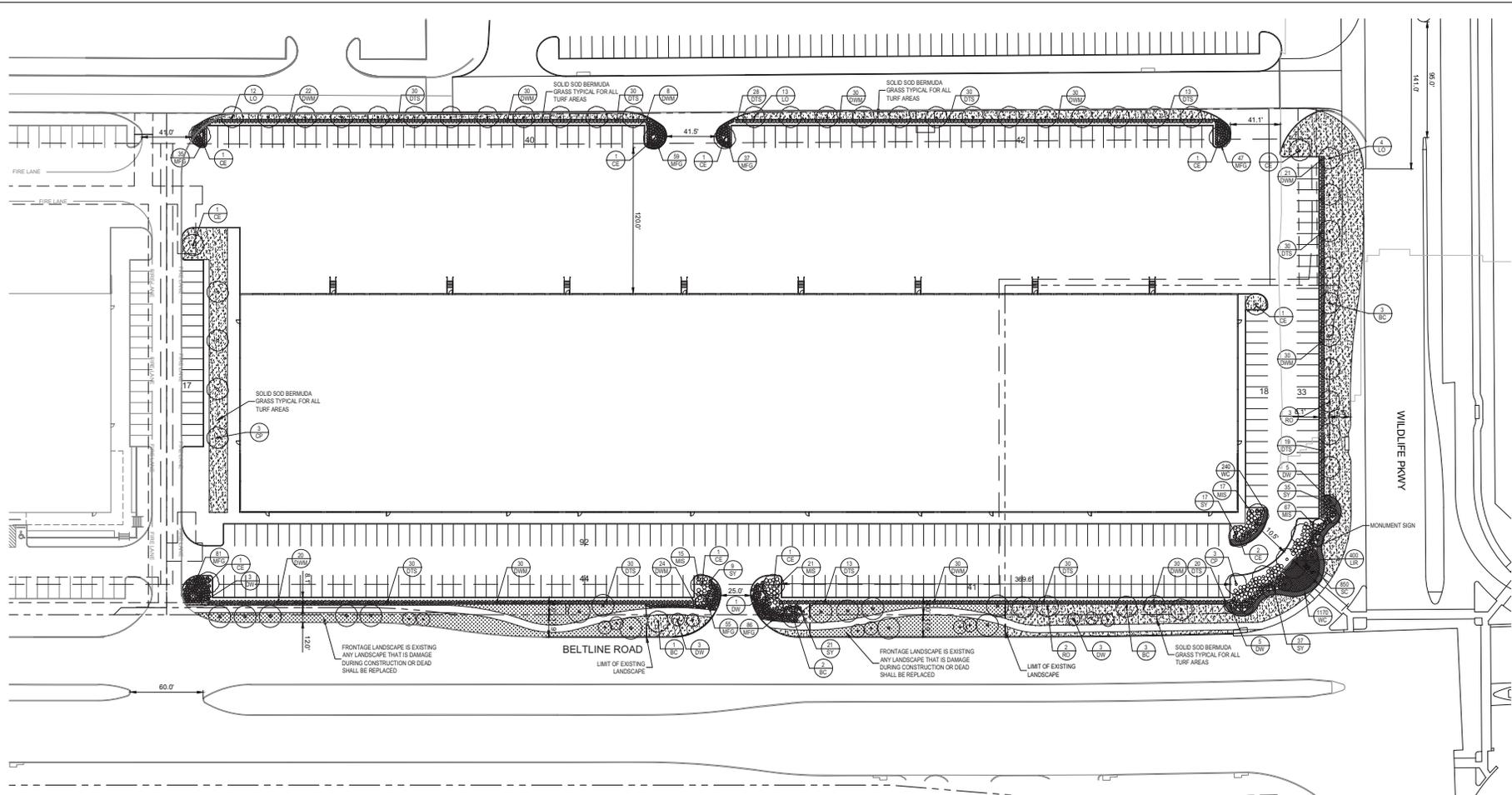


EXHIBIT D



WILDLIFE COMMERCE PARK
BUILDING 08
 GRAND PRAIRIE, TEXAS
 A DEVELOPMENT OF:

ISSUE LOG

| DATE | DESCRIPTION |
|------------|--------------------|
| 02-20-2019 | PLANNING SUBMITTAL |
| 03-19-2019 | CITY RESUBMITTAL |
| 11-19-2019 | CITY RESUBMITTAL |
| 12-13-2019 | CITY RESUBMITTAL |

REVISION LOG

| DATE | DESCRIPTION | REV. NO. |
|------|-------------|----------|
| | | |
| | | |
| | | |
| | | |

- ISSUED FOR:**
- PRELIMINARY - NOT FOR CONSTRUCTION
 - BIDDING / PERMIT
 - REVISION / ADDENDUM
 - FOR CONSTRUCTION

O'BRIEN ARCHITECTS
 5310 HARVEST HILL RD.
 SUITE 136
 DALLAS, TEXAS 75230
 972-789-1010
 www.obrienarch.com



JOHN O'BRIEN - ARCHITECT
 REGISTRATION NO. 4916
 DATE SEAL: 08/01/2019 SCALE: 1/2"=1'-0"
 12/12/2019 1805 REF. DRAWING

L1.1

COPYRIGHT © 2019 O'BRIEN ARCHITECTS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION FROM O'BRIEN ARCHITECTS.

LANDSCAPE TABULATIONS
 SITE LANDSCAPE AREA:
 10% OF SITE TO BE LANDSCAPE AREA
 SITE AREA= 292,266 S.F.
 REQUIRED PROVIDED MEETS
 39,227 S.F. 34,946 S.F. - 8.9% NO
STREET TREE REQUIREMENTS
 (1) TREE, 3" CALIPER PER 40' L.F. OF FRONTAGE
 BELTLINE ROAD
 89' L.F. OF STREET FRONTAGE
 REQUIRED PROVIDED MEETS
 24 TREES 19 PROPOSED TREES YES
 14 EXISTING TREES
WILDLIFE PARKWAY
 389' L.F. OF STREET FRONTAGE
 REQUIRED PROVIDED MEETS
 10 TREES 11 PROPOSED TREES YES
PARKING LOT REQUIREMENTS
 (1) TREE, 3" CALIPER PER 20 PARKING SPACES, ALL SPACES TO BE WITHIN 100' OF A TREE
 327 PARKING SPACES
 REQUIRED PROVIDED MEETS
 16 TREES 18 TREES YES
PARKING LOT SCREEN REQUIREMENTS
 PARKING AREAS SHALL BE SCREENED FROM ROADWAY WITH A 30' HT. HEDGE
 PROVIDED

PLANT MATERIAL SCHEDULE

| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|------|------|-----------------------|--|----------|---|
| BC | 9 | BALD CYPRESS | <i>Taxodium distichum</i> | 3" CAL | CONT. 13' HT., 5" SPREAD, 5' CLEAR STRAIGHT TRUNK |
| CE | 12 | CEDAR ELM | <i>Ulmus crinitus</i> | 3" CAL | 8-8.5' HT., 5" SPREAD MIN., 5' CLEAR TRUNK |
| CP | 8 | CHINESE PISTACHE | <i>Platanus chinensis</i> | 3" CAL | CONT. 13' HT., 5" SPREAD, 5' CLEAR STRAIGHT TRUNK |
| DW | 18 | DESERT WILLOW | <i>Chilopsis linearis</i> | 6'-8' HT | CONT. 3 OR 5 TRUNKS, TREE FORM |
| LD | 29 | LIVE OAK | <i>Quercus virginiana</i> | 3" CAL | CONT. 13' HT., 5" SPREAD, 5' CLEAR STRAIGHT TRUNK |
| RD | 5 | RED OAK | <i>Quercus shumardii</i> | 3" CAL | CONT. 13' HT., 5" SPREAD, 5' CLEAR STRAIGHT TRUNK |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| DTS | 303 | COMPACT TEXAS SAGE | <i>Leucophyllum frutescens 'Compact'</i> | 3 GAL | CONTAINER GROWN, 24" HT., 20" SPREAD |
| DWM | 205 | DWARF WAX MYRTLE | <i>Myrsine laetevirens</i> | 3 GAL | CONTAINER GROWN, 24" HT., 20" SPREAD |
| MFG | 400 | MEXICAN FEATHER GRASS | <i>Melinis pauciflora</i> | 3 GAL | CONTAINER FULL, WELL ROOTED |
| MIS | 119 | ADAM'S MAMMILLARIA | <i>Mammillaria americana 'Adams'</i> | 3 GAL | CONTAINER FULL, WELL ROOTED |
| BY | 117 | SOFTLEAF YUCCA | <i>Yucca rostrata</i> | 3 GAL | CONTAINER GROWN, 20" HT., 20" SPREAD |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| LIR | 194 | LIRIOPE | <i>Liriope muscari</i> | 4" POTS | CONTAINER, 3-12" RUNNERS MIN., 12" O.C. |
| SC | 805 | SEASONAL COLOR | | 4" POTS | SELECTED BY OWNER, 12" O.C. |
| WC | 1410 | PURPLE WINTERCREEPER | <i>Euonymus alatus 'Coloratus'</i> | 4" POTS | CONTAINER, 3-12" RUNNERS MIN., 12" O.C. |
| | | 4'19" BERBERIDGRASS | <i>Cynodon dactylon 'V19'</i> | | SOLID SOO REFER TO NOTES |

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

01 LANDSCAPE PLAN
 SCALE: 1/2"=1'-0"
BUILDING 08

SITE PLAN
 WILDLIFE COMMERCE PARK
 BELTLINE RD
 BUILDING 08
 CASE #Z200103/S200107
 CITY OF GRAND PRAIRIE,
 DALLAS COUNTY, TEXAS

LANDSCAPE ARCHITECT
 STUDIO GREEN SPOT, INC.
 1724 W. ACKERHOTT DR.
 SUITE 110
 ALLEN, TEXAS 75013
 (972) 368-4445
 CHRIS@STUDIOGREENSPOT.COM