



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

Tuesday, May 19, 2020

5:30 PM

City Hall - Council Chambers  
317 College Street

**Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, special arrangements have been made for the public wishing to attend and/or speak at the meeting. Although if you do not wish to speak, citizen are encouraged to watch the meeting via gptx.org where the meeting will be live-streamed.**

**For the safety of those citizens/applicants who wish to attend and/or speak at the 6:30 p.m. portion of the meeting, there will be a separate room (Council Briefing Room) to allow social distancing and proper hand sanitizing procedures. Citizens who wish to speak during Council consideration of an item on the agenda or during Citizen Comments should complete a Speaker Card and speakers will be called into the Council Chambers as that particular agenda item is being considered by Council.**

**The meeting will be live-streamed in the Briefing Room.**

**Call to Order**

**Recess Meeting**

**Executive Session**

*The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

**Reconvene Meeting**

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**6:30 PM Council Chambers**

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**Invocation: Deputy Mayor Pro Tem Jorja Clemson**  
**Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Cole Humphreys**

**Staff Presentations**

- 1      [20-9956](#)      Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

**Presentations**

- 2      [20-9963](#)      Teacher Appreciation Proclamation  
**Attachments:** [2020 Teacher and Educators Week.docx](#)

**Consent Agenda**

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.*

- 3      [20-9981](#)      Minutes of the May 5, 2020 Council Meeting  
**Attachments:** [05-05-2020 Council Minutes](#)
- 4      [20-9979](#)      Reappointment of Jim Swafford to the Sports Corporation
- 5      [20-9965](#)      Resolution authorizing the City Manager to amend an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and adding IH20 at Dechman Dr., in the amount of \$65,300  
**Attachments:** [Traffic Signal Reimb 2374-04-049 Grand Prairie Amend#1 2020.pdf](#)
- 6      [20-9980](#)      Resolution granting 380 Incentive Agreement with U.S. Auto Parts Network, Inc. to rebate 50% of the \$.01 documented general sales tax revenues up to \$50 million and an additional 25% on sales above \$50 million for 7 years  
**Attachments:** [U.S. Auto Parts Network Inc RESOLUTION.doc](#)
- 7      [20-9971](#)      Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction material funds in the amount of \$507,575 for the Interlocal Agreement (ILA) with Tarrant County, Texas for assistance in the reconstruction of the existing pavement and new construction on Ragland Road  
**Attachments:** [20171 - Interlocal Agreement \(ILA\) - Ragland and Mirabella - Initial Contract.pdf](#)  
[20-9976 Materials ILA Ragland.xlsx](#)
- 8      [20-9974](#)      Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster

## Public Hearing Consent Agenda

- 9      [20-9961](#)      SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. (On May 11, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0).

### Tabled

## Public Hearing on Zoning Applications

- 10      [20-9874](#)      Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**

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

[Exhibit i - Written Opposition.pdf](#)

[PZ Draft Minutes 04-13-2020.pdf](#)

- 11      [20-9902](#)      Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Renderings.pdf](#)  
[Exhibit D - Wall Type.pdf](#)  
[Exhibit E - Line of Site.pdf](#)  
[Attachment i - Proposed PD Standards.pdf](#)  
[Attachment ii - Citizen Comments 1.pdf](#)  
[Attachment iii - Letter to Neighbors.pdf](#)  
[Attachment iv - Travel Time.pdf](#)  
[Attachment v - Citizen Comments 2.pdf](#)  
[Attachment vi - Petition Against.pdf](#)  
[Attachment vii - Travel Distribution.pdf](#)  
[PZ Draft Minutes 04-13-2020.pdf](#)  
[PZ Draft Minutes 05-11-2020.pdf](#)

- 12      [20-9962](#)      Z200501 - Zoning Change - The Lakeside (City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Wall and Entry Feature.pdf](#)  
[PZ Draft Minutes of 05-11-2020.pdf](#)

- 13      [20-9876](#)      TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).
- Attachments:** [PZ Draft Minutes of 05-11-2020.pdf](#)  
[PZ Draft Minutes 04-27-20.pdf](#)

### Items for Individual Consideration

- 14      [20-9968](#)      USP200501 - Unified Development Plan - Gibson Digital Sign (City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [Location Map.pdf](#)  
[Exhibits.pdf](#)  
[PZ Draft Minutes of 05-11-20.pdf](#)
- 15      [20-9935](#)      Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000
- Attachments:** [WO 620.73.xlsx](#)
- 16      [20-9945](#)      Public Hearing - Resolution to Create Greenway Trails Public Improvement District No. 19 (City Council District 6)
- Attachments:** [Exhibit A-Greenway Trails - Budget FYY21.pdf](#)  
[Exhibit B Greenway Trails District Boundary Map.pdf](#)

### Citizen Comments

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

### Adjournment

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted May 15, 2020.*

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*Catherine E. DiMaggio, City Secretary*

*The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



Legislation Details (With Text)

**File #:** 20-9956      **Version:** 1      **Name:** Update on Providing COVID-19 Relief  
**Type:** Presentation      **Status:** Staff Presentations  
**File created:** 4/30/2020      **In control:** City Secretary  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer



Legislation Details (With Text)

**File #:** 20-9963      **Version:** 1      **Name:** Teacher Appreciation Proclamation  
**Type:** Presentation      **Status:** Presentations  
**File created:** 5/4/2020      **In control:** City Secretary  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Teacher Appreciation Proclamation  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2020 Teacher and Educators Week.pdf](#)

Date	Ver.	Action By	Action	Result
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Title  
Teacher Appreciation Proclamation

*WHEREAS, teachers mold future citizens through guidance and education; and*

*WHEREAS, teachers encounter students of widely differing backgrounds and often fill many roles as listeners, role models, motivators and mentors; and*

*WHEREAS, our country's future depends upon providing quality education to all students; and*

*WHEREAS, teachers spend countless hours preparing lessons, evaluating progress, counseling and coaching students and performing community service; and*

*WHEREAS, teachers continue to influence their students long after their school days are over;*

*NOW, THEREFORE, I, Ron Jensen, Mayor, City of Grand Prairie, Texas, on behalf of the City Council, do hereby extend our sincere appreciation to our community's school teachers and recognize them for their dedication and commitment to providing a quality education for our students.*

**WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 19<sup>TH</sup> DAY OF MAY, 2020.**



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**Ron Jensen**  
**Mayor**



Legislation Details (With Text)

**File #:** 20-9981      **Version:** 1      **Name:** May 5, 2020 Council Meeting Minutes  
**Type:** Minutes      **Status:** Consent Agenda  
**File created:** 5/11/2020      **In control:** City Secretary  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Minutes of the May 5, 2020 Council Meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [05-05-2020 Council Minutes](#)

Date	Ver.	Action By	Action	Result
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**From**  
Cathy DiMaggio

**Title**  
Minutes of the May 5, 2020 Council Meeting

**Presenter**  
Cathy DiMaggio, City Secretary

**Recommended Action**  
Approve

**Analysis**  
Minutes are attached.



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, May 5, 2020

6:30 PM

Videoconference

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#### Call to Order

**Mayor Jensen called the meeting to order at 6:30 p.m.**

**Present** 9 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Jeff Copeland  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge

#### Presentations

**1** Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

*Steve Dye, Deputy City Manager/Chief Operating Officer, stated that \$100,000 has been allocated for food, housing, mental health issues and loss of funding for various charities in the city because of the COVID pandemic. He stated that cities over 500,000 in population are the only cities receiving funding from the CARES federal funding. Mr. Dye said community organizations which have received funding will be required to show invoices for expenditures in order to be reimbursed.*

*Council Member Copeland asked if organizations had to be a 501(c)(3) in order to receive this funding. Mr. Dye said that was not a requirement, but the city needs to know that the money is helping those in Grand Prairie and used for housing, mental health assistance, or food.*

*Council Member Lopez asked if this was the only section on the agenda where Council would be discussing COVID. Mayor Jensen said there was also an item under Items for Individual Consideration. Council Member Lopez asked for highlights in addressing needs and challenges. Mr. Dye replied that at first testing was considered, but the city was not staffed to do this because there is no hospital in Grand Prairie, so the county put the testing site in Dallas. The two federal sites in Dallas are open free of charge to those who are symptomatic. There is also a testing site at 410 E. Pioneer for private testing for a fee. On May 8 there will be testing at Parkland Clinic so that if someone is a patient at Parkland, they can be tested free of charge. There are regional sites in Arlington and Fort Worth. Mr. Dye added that Grand Prairie has never been offered free test kits.*

**Presented**

## Consent Agenda

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items 2 through 12 on the Consent Agenda. The motion carried unanimously.**

**2** Minutes of the April 21, 2020 Meeting

**Approved on the Consent Agenda**

**3** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, from Kirby Smith Machinery, Inc. in the total amount of \$66,200 through a national interlocal agreement with BuyBoard

**Adopted**

Enactment No: ORD 10832-2020

**4** Ordinance authorizing the abandonment of part of an un-needed utility easement containing 60-square feet located at 7056 Playa to John P. Arana, Jr., and Karen L. Arana for \$250.00

**Adopted**

Enactment No: ORD 10833-2020

**5** Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction Contract with SEMA Construction, Inc. in the amount of \$6,216,113.75 for Seeton Road Phase II and Taaffe Creek Stream Stability Improvements; Material Testing with TEAM Consultants in the amount of \$108,231.20; 5% contract contingency in the amount of \$310,805.69; In-House labor distribution in the amount of \$310,805.69; Street lighting allowance in the amount of \$39,000 for a total project cost of \$6,984,956.32.

**Adopted**

Enactment No: ORD 10834-2020

**6** Ordinance amending the FY 2019/2020 Epic Fund Operating Budget; Ratifying the emergency appropriation of \$800,000 to fund minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down

**Adopted**

Enactment No: ORD 10835-2020

**7** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Ratification of the appropriation of \$100,000 for the purpose of providing funds to assist the local community during the COVID-19 pandemic

**Adopted**

Enactment No: ORD 10836-2020

- 8** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$500,000 for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade

**Adopted**

Enactment No: ORD 10837-2020

- 9** Ordinance appointing Bryan Arnold, Presiding Judge; William Mazur, Associate Judge; and Frank Hagle, Glen Holley, Ann Poston, and Kristine Primrose as Alternate Judges effective April 1, 2020

**Adopted**

Enactment No: ORD 10838-2020

- 10** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 16 with Lee Lewis Construction, Inc. in the amount of \$123,633.50 for all remaining agreed upon Change Orders to their contract in order to allow for closeout of The Epic and Epic Waters construction projects (change orders include work associated with added mechanical design, millwork revisions, structural relocation, adjustments to conform with the Americans with Disabilities Act, sports court layout changes, elevator camera additions and alteration of landscape plantings)

**Adopted**

Enactment No: ORD 10839-2020

- 11** Consideration of all matters incident and related to amending Ordinance No. 8051 authorizing the City of Grand Prairie, Texas, Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009, including the adoption of an ordinance pertaining thereto

**Adopted**

Enactment No: ORD 10840-2020

- 12** Resolution to deny Oncor's Application to Amend its Distribution Cost Recovery Factor (DCRF) to Increase Distribution Rates

**Adopted**

Enactment No: RES 5079-2020

## Public Hearing Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Council Member Swafford, to

close the public hearing and table Case TA200401. The motion carried unanimously.

- 13 TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

Tabled

### Public Hearing on Zoning Applications

- 14 Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**

**Council Member Del Bosque moved, seconded by Council Member Humphreys, to close the public hearing and table Case Z200301 to the May 19, 2020 Council meeting. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

- 15 SU200402 - Specific Use Permit for Event Center at 692 W Pioneer Pkwy (City Council District 2). A Specific Use Permit request for an Event Center within a shopping center located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Savannah Ware, Chief City Planner, reviewed Case SU200402 for a 2,240 sq. ft. event center in leased space. She said the applicant would need to add an automatic sprinkler system and two-hour fire separation. Ms. Ware said the Planning and Zoning Commission recommended approval with the condition that the operator comply with UDC requirements for special events centers.*

*Council Member Swafford stated that this applicant has complied with requirements. Council Member Lopez noted that there are other businesses in the shopping center and asked how the parking for the event center could be closed at the required time. Ms. Ware said the operator and security guard stay for an hour after the event ends to clear out the parking lot. Council Member Lopez asked about the maximum occupancy. Ms. Ware said there was a building inspection process to determine the occupancy before the CO is issued. Council Member Lopez asked if there would be a full kitchen. Ms. Ware said they were not allowed to have a full kitchen, just warming trays. Mayor Pro Tem Giessner asked about the alcoholic beverage regulation. Ms. Ware said they would have to comply with TABC provisions and if a violation of any conditions occurs, the SUP can be revoked.*

*Council Member Wooldridge said the daiquiri business across the street has well over 100 people there. He asked what time that business closes. Bill Crolley, Deputy City Manager, said he believed they closed at midnight. Council Member Wooldridge asked who is responsible for clearing the parking lot if they are daiquiri customers. Mayor Jensen said drinking in the parking lot is not allowed. Mr. Dye said a few years ago there were significant issues with the parking lot, and this had been discussed with the owner, and since that time this has not been a problem. Mayor Jensen asked about the legality of drinking in a car in a parking lot. Mr. Dye replied as long as the car is not in motion and the person is not intoxicated it is legal.*

*Council Member Swafford said this event center is not across the street from the shopping center.*

**Council Member Swafford moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU200402 as recommended by staff and the Planning and Zoning Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10841-2020

16

Z200403 - Zoning Change - SF -1 at North St and North Center St (City Council District 5). A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Ms. Ware reviewed Case Z200403, for a rezoning from Office to Single Family in order to building a single-family home. She said this zoning change brings this site into compliance with the Future Lane Use Map. Ms. Ware said the Planning and Zoning Commission recommended approval.*

*Council Member Humphreys said he was excited to see Mr. Thorne construct a home there.*

**Council Member Humphreys moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z200403. The motion carried**

unanimously.

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10842-2020

## Items for Individual Consideration

17

Public Hearing and Standards of Care Ordinance for 2020 After School Programs and Summer Camps

*Duane Strawn, Parks, Arts and Recreation Director, said the city would remain exempt from state licensing requirements for after school programs and day camps by adoption of this ordinance..*

**Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and adopt the Standards of Care ordinance. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10843-2020

18

An Ordinance Amending Ordinance No. 10825-2020 Relative to the Continuation of the Proclamation of a Local State of Disaster; Authorizing Additional Authority Related to the Local State of Disaster; Adopting and Approving Certain Rules to Protect the Health of Persons in the City

*Mayor Jensen stated that this ordinance was based on the recommendation from the big city mayors, which suggested instead of changing orders, the ordinance would just state the City of Grand Prairie would follow the Governor's orders. He said the governor needs county and local governments to assist with enforcement.*

*Council Member Copeland asked If there is a conflict between the county judge's orders and the governor's orders, would the city would follow the governor's orders. Mayor Jensen replied that was his understanding.*

**Council Member Copeland moved, seconded by Council Member Swafford, to approve Item 18. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10844-2020

## Citizen Comments

*There were no citizen comments.*

## Adjournment

*Mayor Jensen noted that this week was Teacher Appreciation Week and that he was certain many parents were appreciating teachers even more during the stay at home orders for the COVID-19 pandemic.*

**Mayor Jensen adjourned the meeting at 7:24 p.m.**

*The foregoing minutes were approved at the May 19, 2020 Council Meeting.*

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*Catherine E. DiMaggio, City Secretary*



Legislation Details (With Text)

**File #:** 20-9979      **Version:** 1      **Name:** Reappointment of Jim Swafford to Sports Corp  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 5/11/2020      **In control:** City Secretary  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Reappointment of Jim Swafford to the Sports Corporation  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**  
Cathy DiMaggio

**Title**  
Reappointment of Jim Swafford to the Sports Corporation

**Presenter**  
Cathy DiMaggio, City Secretary

**Recommended Action**  
Approve

**Analysis**  
Council Member Swafford's appointment on the Sports Corporation will expire May 31, 2020.

**Financial Consideration**  
NA



Legislation Details (With Text)

**File #:** 20-9965      **Version:** 1      **Name:** Resolution authorizing the City Manager to enter into an agreement with Texas Department of Transportation for the construction of traffic signals at IH20 at Robinson, Belt Line, Carrier Pkwy, and Dechman

**Type:** Resolution      **Status:** Consent Agenda

**File created:** 5/5/2020      **In control:** Transportation

**On agenda:** 5/19/2020      **Final action:**

**Title:** Resolution authorizing the City Manager to amend an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and adding IH20 at Dechman Dr., in the amount of \$65,300

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Traffic Signal Reimb 2374-04-049 Grand Prairie Amend#1 2020.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

max

**Title**

Resolution authorizing the City Manager to amend an agreement with Texas Department of Transportation for the 100% reimbursement for the City cost of the construction of traffic signals at IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and adding IH20 at Dechman Dr., in the amount of \$65,300

**Presenter**

Caryl DeVries, P.E., Sr. Traffic Engineer

**Recommended Action**

Approve

**Analysis**

The City of Grand Prairie is entering into a partnership agreement with TxDOT for construction of traffic signals along IH20 at the intersections of IH20 at Robinson Rd, IH20 at Belt Line Rd, IH20 at Carrier Pkwy, and IH20 at Dechman Dr.

Texas Department of Transportation will construct traffic signals along IH20 frontage road with frontage road construction. City of Grand Prairie will purchase the required traffic signal equipment using existing price agreements, and provide the equipment to the contractor for installation. TxDOT will then reimburse the City for 100 percent of the cost of the equipment which consists of the traffic signal controllers, the controller cabinets, and Battery Backup systems (BBS) including street name signs for a total amount of \$65,300.

**Financial Consideration**

Funding for the construction of traffic signals at various locations, in the amount of \$65,300, is available in the Grant Fund (300596) **ACCT NO 36520013** and reimbursed by TxDOT.

**Body**

**.A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TXDOT FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AT IH20 AT ROBINSON RD, IH20 AT BELTLINE RD, IH20 AT CARRIER PKWY, AND IH20 AT DECHMAN DRIVE**

**WHEREAS**, the Texas Department of Transportation (TxDOT) will install traffic signals at IH20 at Robinson Rd, IH20 at Beltline Rd, IH20 at Carrier Pkwy, and IH20 at Dechman Drive; and the Local Government will provide traffic signal equipment to the contractor in an amount of \$65,300.00; and

**WHEREAS**, the Texas Department of Transportation (TxDOT) will reimburse Local Government for any equipment provided to the contractor for traffic signal installation.

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

**SECTION 1.** The City Manager is hereby authorized to enter into an agreement with TxDOT for construction of traffic signals at IH20 at Robinson Rd, IH20 at Beltline Road, IH20 at Carrier Pkwy, and IH20 at Dechman Drive.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 19, 2020.**

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AGREEMENT FOR THE FURNISHING OF  
TRAFFIC SIGNAL PREEMPTION EQUIPMENT BY A MUNICIPALITY  
AMENDMENT #1**

**THIS AMENDMENT** is made by and between the State of Texas, acting through the Texas Department of Transportation, called the State, and City of Grand Prairie, Dallas County, Texas, acting by and through its duly authorized officials, called the Local Government.

**W I T N E S S E T H**

**WHEREAS**, the State and the Local Government executed a contract on 20 of March of 2017 to effectuate their agreement to allow the State to reimburse the City of Grand Prairie the cost of furnishing traffic signal equipment the location(s) listed on Exhibit A; and,

**WHEREAS**, the City of Grand Prairie has requested to reimburse the cost of furnishing traffic signal equipment at the intersection(s) of IH 20 at Robinson Rd, IH 20 at Beltline Rd and IH 20 at Carrier Pkwy; and,

**WHEREAS**, it has become necessary to amend that contract;

**NOW THEREFORE**, in consideration of the premises and of the mutual covenants and agreements of the parties, the State and the Local Government do agree as follows:

**A G R E E M E N T**

**1. Description of Amended Items**

Exhibit A shall be voided in its entirety and replaced with Exhibit A-1.

**2. Compensation**

The maximum amount payable under this agreement is increased from \$48,700.00 to \$65,300.00.

All other provisions of the original contract are unchanged and remain in full force and effect.

**3. Signatory Warranty**

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this amendment on the date stated under that party's signature.

**THE LOCAL GOVERNMENT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**THE STATE OF TEXAS**

\_\_\_\_\_  
Mohamed K. Bur. P.E.  
Dallas District Engineer

\_\_\_\_\_  
Date

**Exhibit A-1**

**IH 20 at Robinson Rd.**

Controller and cabinet 1 EA \$10,100  
BBU (material and installation) 1 EA \$5000  
Street name signs 6 EA \$1,500.00  
TOTAL FOR ROBINSON RD. \$16,600

**IH 20 at Carrier Pkwy.**

Controller and cabinet 1 EA \$10,100  
BBU (material and installation) 1 EA \$5000  
Street name signs 6 EA \$1,500.00  
TOTAL FOR CARRIER PKWY. 16,600

**IH 20 at Belt Line Rd.**

Controller and cabinet 1 EA \$10,100  
BBU (material and installation) 1 EA \$5000  
Street name signs 1 EA \$400.00  
TOTAL FOR BELT LINE RD. \$15,500

**IH 20 at Dechman Dr.**

**Controller and cabinet 1 EA \$10,100**  
**BBU (material and installation) 1 EA \$5000**  
**Street name signs 6 EA \$1,500.00**  
**TOTAL FOR DECHMAN RD. \$16,600**

**PROJECT TOTAL \$65,300**



Legislation Details (With Text)

<b>File #:</b>	20-9980	<b>Version:</b>	1	<b>Name:</b>	380 Incentive Agreement US Auto Parts
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	5/11/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	5/19/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution granting 380 Incentive Agreement with U.S. Auto Parts Network, Inc. to rebate 50% of the \$.01 documented general sales tax revenues up to \$50 million and an additional 25% on sales above \$50 million for 7 years				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">U.S. Auto Parts Network Inc RESOLUTION.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

Marty Wieder

**Title**

Resolution granting 380 Incentive Agreement with U.S. Auto Parts Network, Inc. to rebate 50% of the \$.01 documented general sales tax revenues up to \$50 million and an additional 25% on sales above \$50 million for 7 years

**Presenter**

Marty Wieder, Director of Economic Development

**Recommended Action**

Approve

**Analysis**

U.S. Auto Parts Network, Inc., a publicly traded (NASDAQ) company with a corporate headquarters in Torrance, California, has been evaluating locations to add a sales and distribution facility in the Texas market.

A leading “pure play” internet retailer of automotive aftermarket parts, U.S. Auto Parts Network’s offerings include collision, engine and performance parts and accessories. U.S. Auto Parts offers more than one million high-quality private label and branded aftermarket products. Through a well-established network of websites, U.S. Auto Parts reaches roughly 10 million online customers per month - while also providing do-it-yourself (DIY) customers with a broad selection of competitively priced products, all mapped by a proprietary database based on vehicle makes, models and years.

Moreover, U.S. Auto Parts’ on-line websites provide customers with a broad selection of stock keeping units ("SKUs"), with detailed product descriptions and photographs, and principally sells products to individual consumers through their network of websites and online marketplaces. Through <https://www.automd.com/>,

the Company educates consumers on the maintenance and service of vehicles. Flagship consumer websites are located at <https://www.carparts.com/>, <https://www.jcwhitney.com/>, <https://www.automd.com/> and the corporate website can be found at <https://www.usautoparts.com/>.

Economic Development staff has been in negotiations with U.S. Auto Parts' Corporate California executives to locate its new Texas operations in Grand Prairie. Company officials made it clear they were considering fulfillment center spaces greater than 200,000 square feet-and that they plan to eventually employ 140 people on a full-time basis.

On Friday, May 9, 2020, U.S. Auto Parts reduced its focus to two sites (one in Arlington and one in Grand Prairie) and requested incentive options from each City. Consultants working on behalf of the company have confirmed that the operation of this facility falls within the scope of Comptroller's Place of Business designation, since it will have on-site Will Call Counter Sales and on-site telephone agents handling sales. U.S. Auto Parts estimates 90% of sales are to consumers who pick up their orders at the facility and 10% of the parts are shipped.

As an incentive to locate its retail and distribution in Grand Prairie, staff is recommending a seven-year sharing of U.S. Auto Parts' qualifying \$.01 General Fund sales as follows: Taxable Sales Sourced to Grand Prairie: \$0 - \$50,000,000 = 50% rebate; Taxable Sales Sourced to Grand Prairie: \$50,000,001 + Over = 75% rebate.

### **Financial Consideration**

Projected Base Taxable Sales - \$350,000,000 (\$50,000,000 per year for 7 years)  
Projected Base Sales Tax Revenue - \$7,000,000 (\$1,000,000 per year for 7 years)  
Projected Base Sales Tax Rebate - \$1,750,000 (\$250,000 per year for 7 years)

Projected Added Taxable Sales Tax Revenues Should U.S. Auto Parts Reach \$60M - \$1,400,000  
(\$200,000 per year)

Projected Added Taxable Sales Tax Rebate Should U.S. Auto Parts Reach \$60M - \$525,000 (\$75,000 per year)

### **Body**

## **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 PROGRAM AGREEMENT WITH U.S. AUTO PARTS NETWORK INC. GRANTING A PARTIAL REBATE**

**WHEREAS**, U.S. Auto Parts Network, Inc., a publicly traded (NASDAQ) company with corporate headquarters in Torrance, California, has been evaluating locations to add a sales and distribution facility in the Texas market and is contemplating a lease of 210,000 square feet at 1301 Avenue T; and

**WHEREAS**, U.S. Auto Parts Network's offerings include collision, engine, and performance parts and accessories; U.S. Auto Parts offers more than one million high-quality private label and branded aftermarket products. Through a well-established network of websites, U.S. Auto Parts reaches roughly 10 million online customers per month-while also providing do-it-yourself (DIY) customers with a broad selection of competitively priced products, all mapped by a proprietary database based on vehicle makes, models and years; and

**WHEREAS**, U.S. Auto Parts' on-line websites provide customers with a broad selection of stock keeping units ("SKUs"), with detailed product descriptions and photographs, and principally sells products to individual consumers through their network of websites and online marketplaces.

**WHEREAS**, Economic Development staff has been in negotiations with U.S. Auto Parts' Corporate California executives to locate its new Texas operations in Grand Prairie. Company officials made it clear they were considering fulfillment center spaces greater than 200,000 square feet-and that they plan to eventually employ 140 people on a full-time basis; and

WHEREAS, a seven-year, 50% rebate of U.S. Auto Part's qualifying \$.01 General Fund sales tax revenues-and an additional seven-year, 25% rebate of all of U.S. Auto Part's \$.01 General Fund sales tax revenues above \$50 million-will induce U.S. Auto Parts to locate it's Texas operations in Grand Prairie, Texas, maximizing its second generation space in the Great Southwest Industrial District.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS**

**SECTION 1:** THAT the granting of an incentive through a Chapter 380 incentive agreement is approved and the City Manager is hereby authorized to execute contracts to effectuate this approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS.  
ON THIS THE 19<sup>ND</sup> DAY OF MAY, 2020.**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 PROGRAM AGREEMENT WITH U.S. AUTO PARTS NETWORK INC. GRANTING A PARTIAL REBATE**

**WHEREAS**, U.S. Auto Parts Network, Inc., a publicly traded (NASDAQ) company with corporate headquarters in Torrance, California, has been evaluating locations to add a sales and distribution facility in the Texas market and is contemplating a lease of 210,000 square feet at 1301 Avenue T; and

**WHEREAS**, U.S. Auto Parts Network's offerings include collision, engine, and performance parts and accessories; U.S. Auto Parts offers more than one million high-quality private label and branded aftermarket products. Through a well-established network of websites, U.S. Auto Parts reaches roughly 10 million online customers per month—while also providing do-it-yourself (DIY) customers with a broad selection of competitively priced products, all mapped by a proprietary database based on vehicle makes, models and years; and

**WHEREAS**, U.S. Auto Parts' on-line websites provide customers with a broad selection of stock keeping units ("SKUs"), with detailed product descriptions and photographs, and principally sells products to individual consumers through their network of websites and online marketplaces.

**WHEREAS**, Economic Development staff has been in negotiations with U.S. Auto Parts' Corporate California executives to locate its new Texas operations in Grand Prairie. Company officials made it clear they were considering fulfillment center spaces greater than 200,000 square feet—and that they plan to eventually employ 140 people on a full-time basis; and

**WHEREAS**, a seven-year, 50% rebate of U.S. Auto Part's qualifying \$.01 General Fund sales tax revenues—and an additional seven-year, 25% rebate of all of U.S. Auto Part's \$.01 General Fund sales tax revenues above \$50 million—will induce U.S. Auto Parts to locate its Texas operations in Grand Prairie, Texas, absorbing a second generation space in the Great Southwest Industrial District.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS**

**SECTION 1:** THAT the granting of an incentive through a Chapter 380 incentive agreement is approved and the City Manager is hereby authorized to execute contracts to effectuate this approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS. ON THIS THE 19<sup>ND</sup> DAY OF MAY, 2020.**



Legislation Details (With Text)

**File #:** 20-9971      **Version:** 1      **Name:** Ordinance; Construction material funds for the Interlocal Agreement with Tarrant County for assistance in the reconstruction of the existing pavement and new construction on Ragland Road

**Type:** Ordinance      **Status:** Consent Agenda

**File created:** 5/8/2020      **In control:** Transportation

**On agenda:** 5/19/2020      **Final action:**

**Title:** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction material funds in the amount of \$507,575 for the Interlocal Agreement (ILA) with Tarrant County, Texas for assistance in the reconstruction of the existing pavement and new construction on Ragland Road

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20171 - Interlocal Agreement \(ILA\) - Ragland and Mirabella - Initial Contract.pdf](#)  
[20-9976 Materials ILA Ragland.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

max

**Title**

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction material funds in the amount of \$507,575 for the Interlocal Agreement (ILA) with Tarrant County, Texas for assistance in the reconstruction of the existing pavement and new construction on Ragland Road

**Presenter**

Walter Shumac, III, P.E., Director of Transportation Services

**Recommended Action**

Approve

**Analysis**

An interlocal agreement was executed by the City on April 20, 2020 with Tarrant County, Texas to provide for assistance in the reconstruction of the existing pavement and new construction on Ragland Road at a width of 27 feet and a length of approximately 2,200 feet; and the reconstruction of Mirabella Boulevard at a width of 27 feet and a length of approximately 2,350 feet; total limits for the project will be Ragland Road East of Loyd Park entrance (Sta. 35+27.25) to the concrete section on Mirabella Boulevard.

The City will furnish all materials for the Project, all rights-of-way, plan specifications and engineering drawings. The City will also furnish necessary traffic controls, temporary driving lane markings and soil lab testing and/or material testing needed for the Project.

Tarrant County will furnish the labor and equipment to assist the City in completing the project.

Multiple contracts are being acquired by the City of Grand Prairie purchasing department for the necessary materials thru various interlocal agreements. These contracts are being presented in a separate agenda item for award.

#### **Financial Consideration**

Funding for the Interlocal Agreement (ILA) with Tarrant County, Texas, in the amount of \$507,575, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Streets Capital Projects Fund (400192) to WO #02013503 (FY20 STRT Rehab).

#### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$507,575 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUND (400192) TO WO #02013503 (FY20 STRT REHAB)**

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

**SECTION 1.** THAT THE FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$507,575 from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02013503 (FY20 STRT Rehab)

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 19TH, 2020.**

**Dept:\*** Transportation Services

**Contract ID:** 20171

**Contact Name:** Maxine Snow

**Contact Phone:\*** 8138

**Contact Email:\*** msnow@gptx.org

**Vendor Name:** Tarrant County

**Vendor Email:** wshumac@gptx.org

**Project Name:** Interlocal Agreement (ILA) - Ragland and Mirabella

**Summary:** ILA Ragland and Mirabella- Asphalt portion of Ragland using County forces.

**Permanent Retention\***

Yes

No

**Contract Amount**

\$ 0.00

**Total Contract Amount over all terms**

\$

**Account #**

**Work Order #**

**Dates**

**Implementation Date**

4/10/2020

**Termination Date**

12/31/2020

**Council Approval Date**

5/5/2020

**Contract Approvals**

**Department Manager:**



**Date** 4/14/2020

**City Attorney Signature**



**Date** 4/10/2020

**City Manager Signature**



**Date** 4/20/2020

**City Secretary Signature**



**Date** 4/20/2020



**THE STATE OF TEXAS**

**INTERLOCAL AGREEMENT**

**COUNTY OF TARRANT**

This Interlocal Agreement is between Tarrant County, Texas ("COUNTY"), and the City of Grand Prairie ("CITY").

WHEREAS, the CITY is requesting the COUNTY's assistance in the reconstruction of the existing pavement and new construction on Ragland Road at a width of 27 feet and a length of approximately 2,200 feet; and the reconstruction of Mirabella Boulevard at a width of 27 feet and a length of approximately 2,350 feet; total limits for the project will be Ragland Road East of Loyd Park entrance (Sta. 35+27.25) to the concrete section on Mirabella Boulevard (the "Project").

WHEREAS, the Interlocal Cooperation Act contained in Chapter 791 of the Texas Government Code provides legal authority for the parties to enter into this Agreement; and

WHEREAS, during the performance of the governmental functions and the payment for the performance of those governmental functions under this Agreement, the parties will make the performance and payment from current revenues legally available to that party; and

WHEREAS, the Commissioners Court of the COUNTY and the City Council of the CITY each make the following findings:

- a. This Agreement serves the common interests of both parties;
- b. This Agreement will benefit the public;
- c. The division of costs fairly compensates both parties to this Agreement; and
- d. The CITY and the COUNTY have authorized their representative to sign this Agreement; and
- e. Both parties acknowledge that they are each a "governmental entity" and not a "business entity" as those terms are defined in Tex. Gov't Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov't Code Section 2252.908 is required.

NOW, THEREFORE, the COUNTY and the CITY agree as follows:

**TERMS AND CONDITIONS**

**1. COUNTY RESPONSIBILITY**

The COUNTY will furnish the labor and equipment to assist the CITY in completing the Project.

The reconstruction will consist of the following:

- 1.1 Pulverize/Reclaim existing Hot Mix into subgrade;
- 1.2 Excavate and/or relocate excess material;
- 1.3 Stabilize and compact subgrade at a depth of twelve (12) inches using Lime and/or Cement Slurry products according to CITY specifications;
- 1.4 Apply asphalt emulsion prime coat;
- 1.5 Place and compact four (4) inches of Type B Hot Mix Asphalt Concrete;
- 1.6 Place and compact two (2) inches of Type D Hot Mix Asphalt Concrete; and
- 1.7 Backfilling of the roadway shoulder.

The new construction will consist of the following:

- 1.1 Pulverize/Reclaim existing Hot Mix;
- 1.2 Excavate and/or relocate excess material;
- 1.3 Place and compact eight (8) inches flexible base;
- 1.4 Apply asphalt emulsion prime coat;
- 1.5 Place and compact four (4) inches of Type B Hot Mix Asphalt Concrete;
- 1.6 Place and compact two (2) inches of Type D Hot Mix Asphalt Concrete; and
- 1.7 Backfilling of the roadway shoulder;

## **2. CITY RESPONSIBILITY**

- 2.1 CITY will furnish all materials for the Project and pay trucking charges.
- 2.2 CITY will furnish a site for dumping waste in close proximity to job site for materials generated during this Project.
- 2.3 CITY will furnish all rights of way, plan specifications and engineering drawings.
- 2.4 CITY will furnish necessary traffic controls including Type A barricades to redirect traffic flow to alternate lanes during the construction phase of the Project.
- 2.5 CITY will provide temporary driving lane markings.
- 2.6 CITY will ensure that the Project is cleared of obstructions which could damage COUNTY equipment during construction.
- 2.7 CITY will verify the location of all utility locations, mark those locations and then remove the utilities that will interfere with the progress of the Project.
- 2.8 CITY will provide any soil lab testing and/or material testing needed for the Project..
- 2.9 CITY will be responsible for all concrete work (driveways, sidewalks, headwalls, channel lining, etc.) and erosion control work (rip-rap, gabions, etc.) in the channel.
- 2.10 CITY will provide construction staking (centerline offset stakes with cut/fill grades or blue tops at the centerline and edges of the proposed roadway) for the new construction portion of the roadway.

## **3. PROCEDURES DURING PROJECT**

COUNTY retains the right to inspect and reject all materials provided for this Project.

If the CITY has a concern regarding the construction of the Project, the CITY must communicate their concern in writing to the COUNTY no later than 30 days of the date of Project completion. Upon expiration of 30 days after Project completion, the CITY will be solely responsible for maintenance and repairs of the approximately 4,560 feet of Ragland Road and Mirabella Boulevard located within the City of Grand Prairie.

## **4. NO WAIVER OF IMMUNITY**

This Agreement does not waive COUNTY rights under a legal theory of sovereign immunity. This Agreement does not waive CITY rights under a legal theory of sovereign immunity.

## **5. OPTIONAL SERVICES**

- 5.1 If requested by the CITY, the COUNTY will apply permanent striping coordinated through the Transportation Department. Application of striping by the COUNTY is limited to Project roadways. If the CITY desires permanent striping applied to any roadways or portions of roadways not covered by this Agreement, the CITY will

need to enter into a separate agreement with the COUNTY for the provision of those services

- 5.2 If necessary, the CITY will furnish traffic control personnel.
- 5.3 If required, the CITY will pay for engineering services, stormwater pollution prevention plan (SWPPP), and continuation of services and plan.

**6. TIME PERIOD FOR COMPLETION**

The CITY will give the COUNTY notice to proceed at the appropriate time. However, the COUNTY is under no duty to commence construction at any particular time.

**7. THIRD PARTY**

The parties do not enter into this Agreement to protect any specific third party. The intent of this Agreement excludes the idea of a suit by a third party beneficiary. The parties to this Agreement do not consent to the waiver of sovereign immunity under Texas law to the extent any party may have immunity under Texas law.

**8. JOINT VENTURE & AGENCY**

The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

**9. EFFECTIVE DATE**

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed.

**10. TERMINATION OF AGREEMENT**

This Agreement will automatically terminate upon completion of the Project or December 31, 2020, whichever date occurs first. This Agreement may be renewed prior to its expiration upon the mutual consent of the parties in writing.

**TARRANT COUNTY, TEXAS**

**CITY OF GRAND PRAIRIE**

\_\_\_\_\_  
COUNTY JUDGE



\_\_\_\_\_  
Authorized City Official

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
COMMISSIONER, PRECINCT 2  
Devan Allen  
Attest:

Attest:



\_\_\_\_\_  
Deputy City Secretary

APPROVED AS TO FORM\*

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Criminal District Attorney's Office\*

APPROVED AS TO FORM



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Assistant City Attorney

\* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192 / 02013503  
 Project Title: FY20 Street Rehab  
 Current Request: \$507,575.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Streets, Roads,Hwy Maint 63030	\$3,941,770	\$1,922,494	\$507,575	\$2,430,069	\$4,449,345
Contingencies 65120	\$58,230	\$58,230	\$0	\$58,230	\$58,230
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$4,000,000</b>	<b>\$1,980,724</b>	<b>\$507,575</b>	<b>\$2,488,299</b>	<b>\$4,507,575</b>



Legislation Details (With Text)

**File #:** 20-9974      **Version:** 1      **Name:** GA-21 adoption  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 5/8/2020      **In control:** City Attorney  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Megan Mahan

**Title**

Ordinance Amending Ordinance No. 10844-2020 to Locally Adopt Governor's Order GA-21 and revoking City Manager Contract Authority during Local Disaster

**Presenter**

Megan Mahan, City Attorney

**Recommended Action**

Approve

**Analysis**

This ordinance locally adopts GA-21.

**Financial Considerations**

None.

**Body**

**AN ORDINANCE AMENDING ORDINANCE NO. 10844-2020 RELATIVE TO THE CONTINUATION OF THE PROCLAMATION OF A LOCAL STATE OF DISASTER; AUTHORIZING ADDITIONAL AUTHORITY RELATED TO LOCAL STATE OF DISASTER; ADOPTING AND APPROVING CERTAIN RULES TO PROTECT THE HEALTH OF PERSONS IN THE CITY; PROVIDING FOR A FINE FOR CERTAIN PROVISIONS OF UP TO \$500 FOR EACH OFFENSE IN VIOLATION OF THIS ORDINANCE; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY, GOVERNMENTAL IMMUNITY, INJUNCTIONS, PUBLICATION, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY**

**WHEREAS**, COVID-19 has spread world-wide and has been declared a global pandemic by the World Health Organization; and

**WHEREAS**, confirmed cases have occurred in Dallas and Tarrant counties and community spread is continuing; and

**WHEREAS**, the continued worldwide spread of COVID-19 presents an imminent threat of widespread illness, which requires emergency action; and

**WHEREAS**, the City's emergency management plan has been activated by the declaration of local disaster signed by the Mayor of the City of Grand Prairie on March 13, 2020, which was ratified and extended by the Grand Prairie City Council on March 17, 2020 by Resolution Number 5076-2020; and

**WHEREAS**, on March 19, 2020, pursuant to Ordinance No. 10825-2020, the Mayor and City Council amended the Original Resolution to adopt and approve additional measures to protect the health of persons in the City and extended the local disaster indefinitely until revoked; and

**WHEREAS**, on May 5, 2020, pursuant to Ordinance No. 10844-2020, the Mayor and City Council amended the Ordinance to locally adopt the Governor's Orders GA-18 and GA-19; and

**WHEREAS**, the previous resolution and ordinances adopted by the City Council relative to continuing the proclamation of a local state of disaster and adopting and approving rules to protect the health of persons in the City as hereinabove described are hereinafter referred to as the "Previous Orders"; and

**WHEREAS**, a declaration of local state of disaster includes the ability to take measures to reduce the possibility of exposure to disease, mitigate the risk, and promote the health and safety of the residents of the City of Grand Prairie; and

**WHEREAS**, Sections 121.003 and 122.006 of the Texas Health and Safety Code provide that the City of Grand Prairie is authorized to adopt rules to protect the health of persons in the City of Grand Prairie; and

**WHEREAS**, unless the actions as hereby provided are immediately initiated, avoidable serious illnesses and deaths could occur; and

**WHEREAS**, on May 5, 2020 at 6:10 P.M., the Governor issued GA-21, superseding GA-18;

**WHEREAS**, in order to remain consistent with recent declarations of the Texas Department of State Health Services, the Executive Orders issued by Governor Abbott, and to harmonize, to the extent possible, with the provisions contained in the emergency orders and declarations of Dallas, Ellis and Tarrant County, and the other cities within Dallas, Ellis and Tarrant County, for the health and safety of persons within the City of Grand Prairie; and

**WHEREAS**, the City Council finds that it is in the public interest to authorize additional measures as described herein pursuant to the Texas Disaster Act of 1975, as amended, Vernon's Texas Government Code, and provide rules to protect the health of persons in the City pursuant to the Texas Health and Safety Code, as amended;

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

**SECTION 1.** That the findings and recitations set out in the preamble of this ordinance are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

**SECTION 2.** That effective immediately, the Previous Orders are hereby amended by the adoption of the provisions of Executive Order GA-21 issued by Governor Greg Abbott on May 5, 2020. The provisions of GA-21 are incorporated herein by reference as if written word for word, and are effective as long as GA-21 remains in effect. Except as provided in this ordinance, all other terms and provisions of the Previous Orders shall remain unchanged and in full force and effect. In the event of conflict or inconsistency between the terms and provisions set forth in this ordinance and the Previous Orders, this ordinance shall govern and control. For clarity, nothing in the ordinance is intended to impact the provisions related to the indefinite continuation of the local state of disaster.

**SECTION 3.** The authority of the City Manager to execute contracts as specified in Ordinance No. 10825-2020 is revoked effective June 1, 2020.

**SECTION 4.** Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance commits an offense that is considered a class C misdemeanor and each day the violation continues shall be a separate offense punishable by a fine of not more than \$500. A culpable mental state is not required for the commission of an offense under this ordinance and need not be proven. The penalty provided for in this ordinance is in addition to any other remedies that the City may have under City ordinances and state law.

**SECTION 5.** All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety, and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of the ordinance, acting for the City of Grand Prairie in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

**SECTION 6.** Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Grand Prairie in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Grand Prairie.

**SECTION 7.** That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 8.** That this Ordinance shall be and become effective immediately upon and after its passage, publication, and approval.

**SECTION 9.** That this Ordinance shall expire upon the earlier to occur of the termination of the state of emergency declared by the President or by the affirmative vote of the City Council.

**PASSED AND APPROVED** this the 19th day of May, 2020.



Legislation Details (With Text)

**File #:** 20-9961      **Version:** 1      **Name:** SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd

**Type:** Ordinance      **Status:** Public Hearing on Zoning Applications

**File created:** 5/4/2020      **In control:** Planning and Zoning Commission

**On agenda:** 5/19/2020      **Final action:**

**Title:** SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. (On May 11, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0).

Tabled

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
5/11/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. (On May 11, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0).

**Tabled**

**Presenter**

Savannah Ware, AICP, Chief City Planner

**Recommended Action**

Table

**Analysis**

**Body**



Legislation Details (With Text)

**File #:** 20-9874      **Version:** 1      **Name:** Z200301 - SF-6 at Hardy Rd and Sheridan Dr  
**Type:** Ordinance      **Status:** Public Hearing on Zoning Applications  
**File created:** 3/16/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 5/19/2020      **Final action:**

**Title:** Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit i - Written Opposition.pdf](#)  
[PZ Draft Minutes 04-13-2020.pdf](#)

Date	Ver.	Action By	Action	Result
5/5/2020	1	City Council		
4/21/2020	1	City Council	Tabled	Pass
4/13/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**

**Presenter**

Savannah Ware, AICP, Chief City 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.

<b>Direction</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	SF-4	Single-Family Residences
<b>South</b>	SF-4	Single-Family Residences
<b>East</b>	None	Avenue C
<b>West</b>	SF-4	Single-Family Residences

**PURPOSE OF REQUEST:**

The purpose of this request is to change the zoning on 0.896 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 (RP200303) of four residential lots, being 1, 2, 3, and 4 to create Lots 1R, 1R-1, 2R, 3R, and 4R. The SF-4 density maximum of 5.8 units per acre and lot width only allow for 4 lots being 60 feet wide, whereas the SF-6 district density maximum is 8.7 units per acre, and allows for five 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. Considering this property will have one dwelling unit on 0.178 acre lots, the request is consistent with the FLUM.

**ZONING REQUIREMENTS**

The existing base zoning is SF-4 Single-Family Four Residential District. The proposed base zoning for the 0.896 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.

<b>Standard</b>	<b>Required</b>	<b>Meets</b>
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:**

At its April 13, 2020 meeting, the Planning and Zoning Commission voted 8-1 to recommend approval of a 50 ft. lot width with the condition that the property meet all other density and dimensional requirements for the Single Family-Four (SF-4) district.

DRC recommends approval of the proposed zone change from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District with the condition that the applicant pay for any necessary relocation of utilities.

### Body

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOTS 1, 2, 3, AND 4, BLOCK B, WARLICK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 1829, 1833, 1837 AND 1841 HARDY ROAD, FROM SF-4 SINGLE-FAMILY FOUR RESIDENTIAL DISTRICT TO SF-6 SINGLE-FAMILY SIX RESIDENTIAL DISTRICT; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on **April 13, 2020**, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted **8-1** to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on April 21, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding

property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; as depicted in **Exhibit A - Location Map**.

Description of Land:

Being Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, generally located at 1841, 1837, 1833, and 1829 Hardy Road, and depicted in Exhibit A - Zoning Boundary, incorporated herein by reference;

**SECTION 2.** THAT, land uses shall be restricted to those uses permitted in the **Single-Family Six Residential District (SF-6) allowing for residential uses** as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

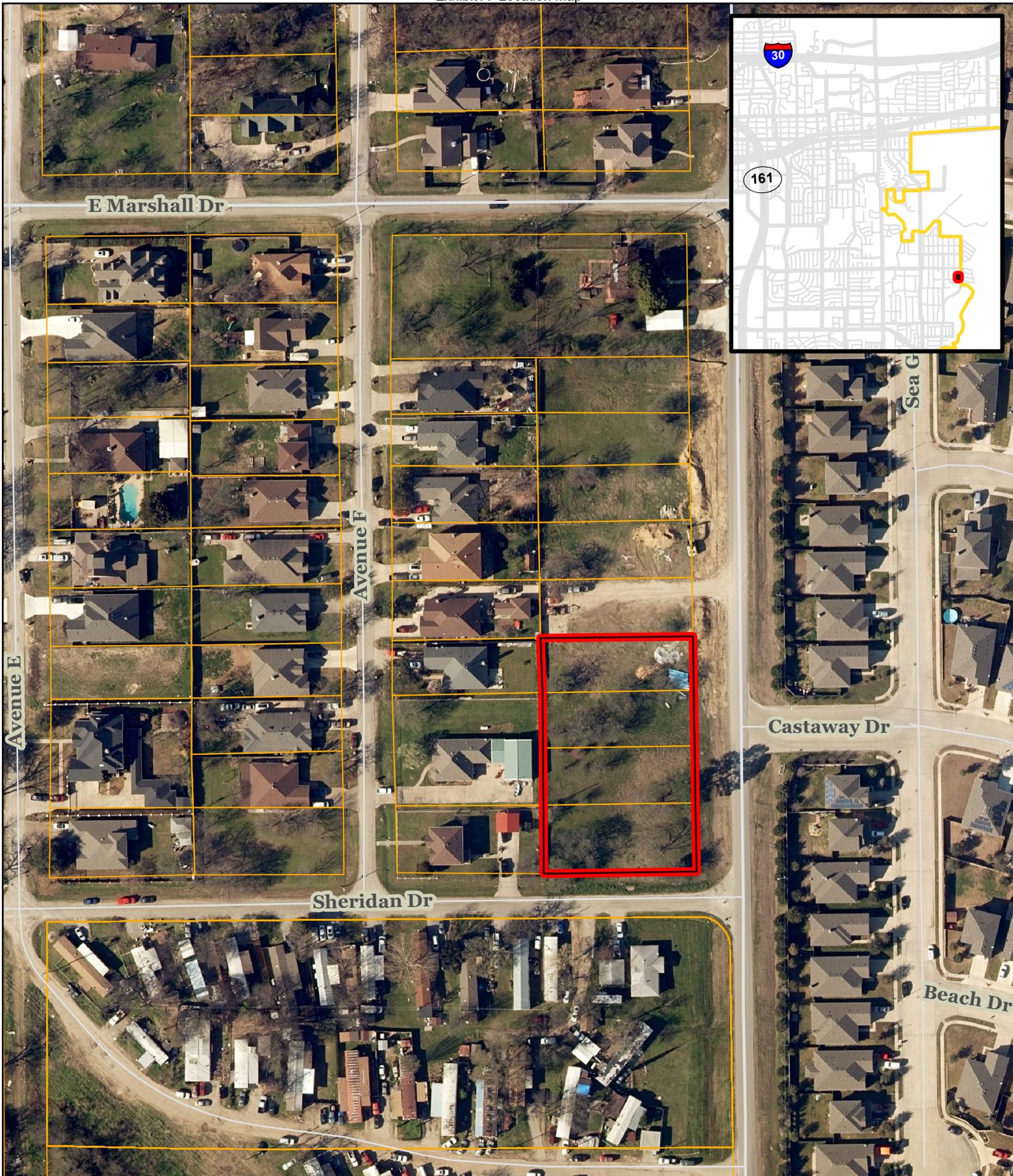
**SECTION 3.** Any structure on the property described in Exhibit A hereby made non-conforming by this ordinance shall be subject to the requirements and procedures of Article 19 of the Unified Development Code.

**SECTION 4.** THAT, if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 5.** THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 5th DAY OF MAY 2020.**

**ORDINANCE NO.**



CASE LOCATION MAP  
Case Number Z200301  
SF-6 at Hardy Rd and Sheridan Dr



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org

## Savannah Ware

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**From:** Tracy Owens [REDACTED]  
**Sent:** Monday, April 13, 2020 4:13 PM  
**To:** Savannah Ware  
**Cc:** eric  
**Subject:** Z200301 - Hardy Rd & Sheridan Dr - Opposition

To Whom It May Concern,

In response to the zoning change request notification for Hardy & Sheridan from SF-4 to SF-6 (Z200301), we would like to express our opposition to this zoning change. The smaller lot sizes would not match the lot sizes in the existing neighborhood, and as residents of this neighborhood we prefer the neighborhood to maintain these larger lots overall. We have seen several homes around grand prairie built on smaller and smaller lots, often with larger houses, limiting the space between houses. Let's keep Grand Prairie grand and family friendly, by maintaining neighborhoods with plenty of yard space for kids and pets.

Sincerely,  
Eric & Tracy Owens  
1813 Avenue F, Grand Prairie, TX 75051



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 13, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser, Clayton Fisher.

COMMISSIONERS ABSENT: None

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

Item #3 - Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (Commissioner Perez/City Council District 3). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 187, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments.

Ms. Ware stated the purpose of this request is to change the zoning on 0.896 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, RP200303 of four residential lots, being 1, 2, 3, and 4 to create Lots 1R, 1R-1, 2R, 3R, and 4R. The SF-4 density maximum of 5.8 units per acre and lot width only allow for 4 lots being 60 feet wide, whereas the SF-6 district density maximum is 8.7 units per acre, and allows for five 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. The existing base zoning is SF-4 Single-Family Four Residential District. The proposed base zoning for the 0.896 acres is SF-6. All zoning will defer to the Unified Development Code UDC as amended. DRC recommends approval of the proposed zone change from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District.

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

Commissioner Connor asked if there was a reason for wanting five lots instead of four. Ms. Ware stated the property owner would like to construct five homes on the properties.

Commissioner Smith stated the lots would be too small and the homes too close together compared to the other homes in the neighborhood.

Chairperson Spare state he does not like changing the footprint of the neighborhood.

Home Builder Walter Torres-Martinez representing the case said they have been working with staff and the Engineering department on the utilities. The previous owner had been working with the city and had the project put on hold for several months, but in order for them to obtain the cost of putting in the utilities they would need to construct five homes. They are requesting 50- foot wide lots and to reduce the side setback from 6 ft. to 5 ft.

Commissioner Landrum stated the proposed lots are too small for the existing neighborhood.

Chairperson Spare stated the lots would then be 50' X 100'. Mr. Torres replied yes.

Commissioner Coleman stated the lots to the east seem to be the same size, he does not see a problem with this development.

Commissioner Moser stated there seem to be a dirt road that leads to one of the properties on Avenue F. Mr. Torres said they have spoken to that property owner and he is aware the lots would be develop and he would no longer be able to utilize the lot as a drive.

Commissioner Perez stated he grew up in this area and lived there for many years, this would be a good addition to the surrounding homes the area has been vacant for many years.

Commissioner Hedin asked if there was a trailer park located to the south of this property. Ms. Ware replied yes.

Commissioner Smith stated changing the square footage changes the lots, is there an HOA for this area. Her concern is existing homeowners who already pay taxes in this neighborhood.

Commissioner Landrum said, after looking at the sounding area and listening to all of the input, he is support the zoning change.

Chairperson Spare stated in his opinion the SF-6 zoning would fit within the existing neighborhood.

Commissioner Fisher asked Mr. Torres if the case was to be deny would he still be developing the lots. Mr. Torres replied yes and noted the home values would not change.

Eric and Tracy Owen, 1813 Avenue F, Grand Prairie, TX spoke in opposition to this request. Mr. Owen stated although they welcome the new development, they have been there for the past 15 years, but feel these homes would be too close together and the lots would be too small and do not fit within the existing neighborhood.

Commissioner Connor asked if the homes would be 1-story or 2-story homes. Mr. Torres stated the corner lot would be a 2 story home, but the other lots would be a mixer of 1 to 2 stories, he said the lots are long enough if someone wants to put in pool.

There being no further discussion on the case commissioner Perez moved to close the public hearing and approve case Z200301 as requested by the applicant, second by commissioner Coleman.

Chairperson Spare stated he would like to modify the motion to keep the SF-4 zoning in place, but allow the applicant to have the 50' wide lots, the 5 ft. side yard setbacks, and to keep the density at 5.8. Commissioner Perez accepts the modifications to the motion.

The action and vote being recorded as follows:

Motion: Perez

Second: Smith

Ayes: Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: Coleman

**Approved: 8-1**

Motion: **carried.**



Legislation Details (With Text)

**File #:** 20-9902      **Version:** 1      **Name:** Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 4/2/2020      **In control:** Planning and Zoning Commission

**On agenda:** 5/19/2020      **Final action:**

**Title:** Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Renderings.pdf](#)  
[Exhibit D - Wall Type.pdf](#)  
[Exhibit E - Line of Site.pdf](#)  
[Attachment i - Proposed PD Standards.pdf](#)  
[Attachment ii - Citizen Comments 1.pdf](#)  
[Attachment iii - Letter to Neighbors.pdf](#)  
[Attachment iv - Travel Time.pdf](#)  
[Attachment v - Citizen Comments 2.pdf](#)  
[Attachment vi - Petition Against.pdf](#)  
[Attachment vii - Travel Distribution.pdf](#)  
[PZ Draft Minutes 04-13-2020.pdf](#)  
[PZ Draft Minutes 05-11-2020.pdf](#)

Date	Ver.	Action By	Action	Result
5/11/2020	1	Planning and Zoning Commission		
4/21/2020	1	City Council	Tabled	
4/13/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on

the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3).

**Presenter**

Savannah Ware, AICP, Chief City Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Zoning Change/Concept Plan for a multi-family and retail development with 24 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

**PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District for Multi-Family and Commercial Uses.

*Project Update*

- April 13, 2020: The Planning and Zoning Commission tabled the case to give the developer time to meet with residents.
- April 23, 2020: The developer conducted a meeting with neighboring residents.
- May 5, 2020: Staff received a copy of a letter the developer intended to send to neighboring residents. This is included in the packet as Attachment iii - Letter to Neighbors.
- Staff has received citizen comments since the case was tabled. These comments are included in the packet as Attachment v - Citizen Comments 2.

**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-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing a Planned Development District for Multi-Family and Commercial uses. The Concept Plan depicts two tracts totaling 19.73 acres. The applicant intends to develop 3.23 acres with I-20 frontage for commercial uses. The Concept Plan shows three restaurant/retail buildings and a central plaza.

The applicant intends to develop 16.5 acres for multi-family use. The Concept Plan shows 14 residential buildings and one leasing/clubhouse building. A linear open space amenity runs through the multi-family tract and includes a trail that connects to another open space amenity designed around an existing pond.

The applicant is proposing to develop the two tracts without a fence separating the commercial and multi-family uses. Gates will prevent vehicular access to the multi-family tract for non-residents but the open space amenity is designed to be used by both residents and non-residents.

A drive off of the I-20 frontage road will provide access to both the commercial and multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line.

In conjunction with this development request, the applicant submitted a Traffic Impact Analysis (TIA) to the Transportation Department. The purpose of a TIA is to analyze the impact of a proposed development on the existing road network and identify improvements necessary to mitigate impacts.

The TIA indicates that the Lake Ridge Pkwy and I-20 intersections are currently operating beyond capacity. The proposed development would add additional volumes to this intersection. Staff worked with the applicant to develop on-site improvements, as well as identify long-term strategies to improve the overall efficiency of the network.

The TIA recommends that the applicant do the following to mitigate development impact:

1. Install an eastbound right-turn deceleration lane at the intersection of I-20 Eastbound Frontage Road and Drive 1;
2. Restripe the QT access drive along Lake Ridge Pkwy to provide two outbound lanes and one inbound lane; and
3. Improve about 300 linear ft. of Vineyard Rd from the I-20 frontage road to the retail drive.

The TIA also identified two mitigations that would alleviate some existing and anticipated traffic issues:

1. Install a northbound free right-turn at the intersection of I-20 Eastbound Frontage Road and Lake Ridge Pkwy; and
2. Expand Lake Ridge Pkwy through the I-20 interchange from a six-lane arterial to an eight-lane arterial to improve operations at the two signalized intersections to an acceptable level of service.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Commercial/Retail/Office. Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Approval of this request will require an amendment to the FLUM.

### **ZONING REQUIREMENTS:**

#### *Commercial*

The applicant is proposing Commercial (C) as the base zoning district with some modifications:

- No interior side yard setback shall be required.

- A Coffee Shop with a drive-through shall be allowed by right.
- No screening shall be required between Tract 1 and Tract 2.

### *Multi-Family*

The applicant is proposing Multi-Family Three as the base zoning district with some modifications:

- Minimum rear yard setback shall be 20 ft.
- The number of one-bedroom units shall not exceed 65%.
- Garages shall account for 20% of required parking.
- Carports shall account for 10% of required parking.

### **ANALYSIS:**

Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The applicant is requesting variances to the setbacks in order to position buildings around an internal open space amenity. This open space is unique in that it is intended as an amenity for residents and non-residents.

The subject property is included in the 161 Focus Area in the 2018 Comprehensive Plan. The vision for this area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The Comprehensive Plan includes photos to illustrate the type and quality of development envisioned for this area. Staff is concerned that the depth of the commercial tract is not sufficient to create the type of development envisioned for this area.

The property is within the I-20 Corridor Overlay District and is subject to Appendix F: Corridor Overlay District Standards. Appendix F is intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design. One of the goals is to promote alternatives to strip development. Staff is concerned that the depth of the commercial tract is not sufficient to create an alternative to strip development.

In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being developed for multi-family.

### **RECOMMENDATION:**

The Planning and Zoning Commission recommended approval with staff conditions by a vote of 5-3.

The Development Review Committee (DRC) recommends approval of the variances to the internal side setback, rear yard setback, and required screening between tracts and the following conditions:

1. Any drive-through, including a coffee shop with a drive-through, shall require approval of a Specific Use Permit;
2. Multi-family development shall meet Appendix W. During Site Plan review, the applicant may request an increase to the number of one-bedroom units and a decrease in required garage parking if the building design meets Appendix W recommendations;
3. The location, character, and amount of open space shall be consistent with what is shown on the

Concept Plan;

4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

## Body

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 19.771 ACRES OF LAND OUT OF THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS FROM SINGLE FAMILY-ONE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL AND MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 11, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 3 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on May 19, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning

Ordinance from its classification of Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification as a Single Family-One District, to a Planned Development District for Commercial and Multi-Family Uses, the property described and depicted in Exhibit A - Boundary Description.

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

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

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Renderings.
- B. Common amenities and open space shall be provided in the locations and of comparable character and size as generally depicted on the Concept Plan. The final location of the proposed amenity and trail extension indicated on the Concept Plan shall be determined on the final site plan.
- C. The Property may be developed in phases.
- D. Tract 1 (Commercial) (3.23 acres).**
  - a. Definition.
    - "Coffee Shop" means a restaurant that primarily serves coffee and related products. A coffee shop may include a drive-through.

- b. Uses.

- i. Unless otherwise stated, permitted uses shall be those uses allowed in the Commercial (C) district as described in the Unified Development Code (UDC) subject to the same conditions as described in the UDC.
  - ii. Coffee Shop is a permitted use. Otherwise, drive-through restaurants are prohibited.
- c. Yard, lot, & space.
  - i. Unless otherwise stated, the density and dimensional requirements for the Commercial (C) district as described in the UDC shall apply.
  - ii. No interior side yard building setback is required.
- d. Design Standards. The Corridor Overlay District standards as described in Appendix F of the UDC shall apply.
- e. Site Plan. All site plan submittals required for development shall be required at the time of development of Tract 1.

**E. Tract 2 (Multi-family) (16.5 acres).**

- a. Uses. Multi-family shall be permitted, subject to the same conditions as the Multi-Family-Three (MF-3) district as described in the UDC.
- b. Yard, lot, and space.
  - i. Unless otherwise stated, the density and dimensional requirements for the MF-3 district as described in the UDC shall apply.
  - ii. Maximum ratio of one-bedroom dwelling units is 65%.
  - iii. Minimum rear yard building setback is 20 feet.
  - iv. Minimum living area is 750 square feet per unit.
- c. Design Standards.
  - i. Unless otherwise stated, the Residential Development Standards as described Appendix W of the UDC shall apply.
  - ii. Minimum ratio of required parking spaces provided by garage is 20%.
  - iii. Minimum ratio of required parking spaces provided by covered parking is 10%.

- iv. Building elevations are required and must be approved prior to development.

## F. Miscellaneous.

### a. Screening.

- i. For Tract 2, a masonry screening wall is required along Vineyard Road in the location shown on Exhibit D - Wall Type. The masonry wall may be located above a retaining wall, and the combined height shall be a minimum 8 feet. A minimum one (1) street tree shall be planted no further apart than every 25 linear feet along the length of the area behind the masonry wall. Such street trees shall be a minimum 3-inch caliper measured at a height 6 inches above the ground.
- ii. For Tract 2, a wrought-iron screening fence with masonry pillars is required along the portion of the Property including but not limited to the areas adjacent to the detention pond and church, as shown on the Multifamily Property Line Wall Exhibit. Maximum height is 6 feet.
- iii. No screening is required between Tract 1 and Tract 2 as shown on the Concept Plan.

- b. Drainage. The developer shall design and implement additional detention to ensure that the velocity of drainage flows from the Property toward existing drainage infrastructure across and within Vineyard will not be increased. Additional detention shall be achieved by the following options or a combination thereof: (i) utilization of existing pond for detention; (ii) construction of additional on-site detention; and/or (iii) improvements to the downstream storm drain infrastructure from the Property to Fish Creek. These options shall be fully studied by the developer's engineers and independently verified and approved by the City's engineering staff through the permitting process.

- c. No-Right Turn onto Vineyard. A "No-Right Turn" sign shall be located at the exit from the Property onto Vineyard to prohibit vehicles from turning southbound onto Vineyard from the Property.

### d. Lighting.

- i. Spillover light is prohibited in accordance with the Corridor Overlay Standards and the Residential Development Standards.
- ii. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply

to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.

- e. Police Officer Dwelling Unit. In order to promote safety and honor the service of the City's first responders, a rent-free dwelling unit shall be provided to a Grand Prairie police officer.

**SECTION 4.** THAT a Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

**SECTION 5.** THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 6.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

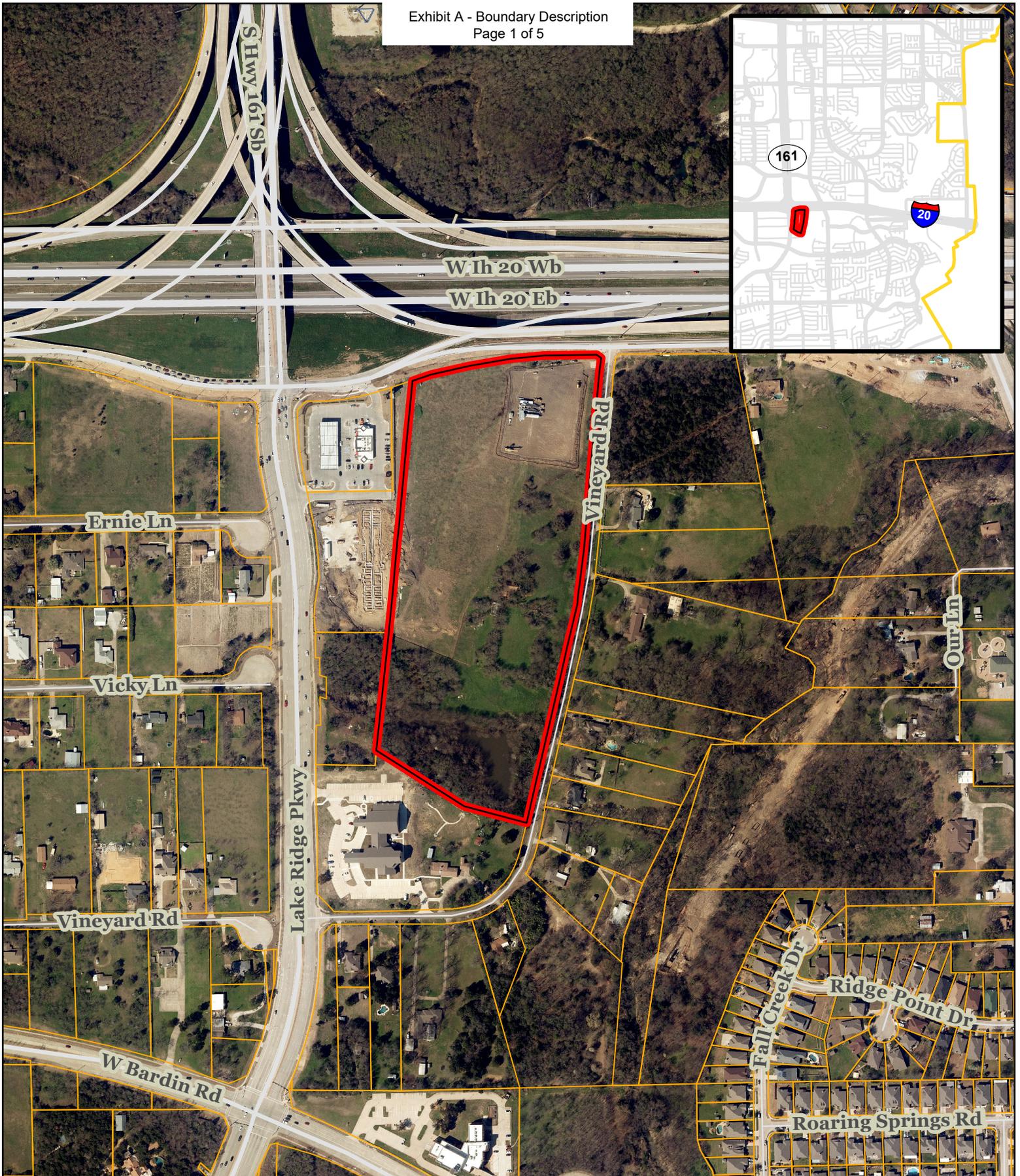
**SECTION 7.** THAT this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
this the 19<sup>th</sup> day of May, 2020.**

**Ordinance No.**

**Zoning Case No. Z200501**

**Planned Development No.**



CASE LOCATION MAP  
Case Number Z200303/CP200302  
Jefferson Grand Prairie



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org

## ZONING DESCRIPTION

(REFERENCE SURVEY PLAT BY KEETON SURVEYING COMPANY, DATED 06/05/2014, REVISED 12/09/2019)

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 05°37'01" West, with the west line of said Vineyard Road for a distance of 761.57 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Maber Bsiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Maber Bsiso tract for a distance of 374.41 feet to the northeast corner of said Maber and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 849.84 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 19.74 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 1:

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner;

**THENCE** North 84°22'59" West, a distance of 621.38 feet to a point for corner in the west line of said Loop 9 Joint Venture tract and the east line of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 5°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 139.49 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 3.24 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 2:

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed

to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**COMMENCING** from the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner, being the **POINT OF BEGINNING**;

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 483.82 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West, with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Maber Bsiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Maber Bsiso tract for a distance of 374.41 feet to the northeast corner of said Maber and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 710.35 to a point for corner;

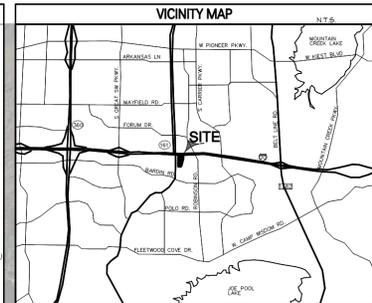
**THENCE** South 84°22'59" East, a distance of 621.38 feet to the **POINT OF BEGINNING** and containing 16.50 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SYMBOL LEGEND	
	APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER UNIT (DASHED LINE INDICATES ASSOCIATED METER BANK)
	24" FIRE LINE
	SPRINKLER CONTROL ROOM (SCR)
	ACCESSIBLE PATH

TRACT 1 (RETAIL) SITE SUMMARY	
SITE INFORMATION	
SITE AREA: 9.23 ACRES	
DENSITY: 23.03 DU/AC	
RETAIL AREA	19,600 S.F.
PARKING PROVIDED	163 SPACES
SURFACE: (8,500 S.F./165 SP + 110 S.F./SP)	

TRACT 2 (MULTIFAMILY) SITE SUMMARY	
SITE INFORMATION	
SITE AREA: 16.5 ACRES	
DENSITY: 23.03 DU/AC	
TOTAL NUMBER OF DWELLING UNITS: 380 (194 S.F. AVG.)	
1-BDRM = 241 (63%)	
2-BDRM = 118 (31%)	
3-BDRM = 21 (6%)	
OPEN SPACE	7.48 AC (526,641 S.F.)
REQUIRED MINIMUM OPEN SPACE: 0.00 ACRES X 350 DU = 350 AC	
PARKING REQUIRED	500 SPACES
241 1-BDRM X 1.25 = 301	
118 2-BDRM X 2.0 = 236	
21 3-BDRM X 2.0 = 42	
PARKING PROVIDED	648 SPACES
SURFACE: 365 SPACES	
GARAGE: 115 SPACES	
(18 GARAGE/500 SP REQ. = 14.5%)	
TANDEM CARPORT: 54 SPACES	
(54 CARPORT/500 SP REQ. = 10.1%)	
GUEST: 22 SPACES	
(22 GUEST/500 SP REQ. = 9.5%)	
PARKING RATIO W/ TANDEM: 1.74 SPACE/UNIT	
PARKING RATIO W/ TANDEM: 1.44 SPACE/UNIT	



THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF JASON D. NEARNS, TEXAS REGISTRATION #2359 AND IS CONSIDERED TO BE **INCOMPLETE**

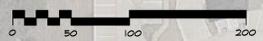
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Project No: 142018  
Drawn By:  
Issue Date:  
Revisions:



01 SITE PLAN  
MARCH 27, 2020

CASE # Z200303/CP200302



Jefferson Grand Prairie  
Grand Prairie, Texas  
JPI

Womack+Hampton  
ARCHITECTS, L.L.C.  
Dallas, Texas 75201  
Phone: 214.512.8000  
Fax: 214.512.8000



Sheet Number:

A.1.1  
SITE

PLOT DATE: 3/27/2020 PLOT TIME: 1:24 PM PATHNAME: \\L:\WORK\191031\_01 - Jefferson Grand Prairie\301\191031-01.dwg



Concept Leasing Rendering

March 24, 2020

Prepared For:



# JPI Grand Prairie

Grand Prairie, Texas

Prepared By:

Job No. 19019



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252-9000 FAX 214-252-9080  
www.womackhampton.com



Concept Rendering

March 19, 2020

Prepared For:



**JPI Grand Prairie**  
Grand Prairie, Texas

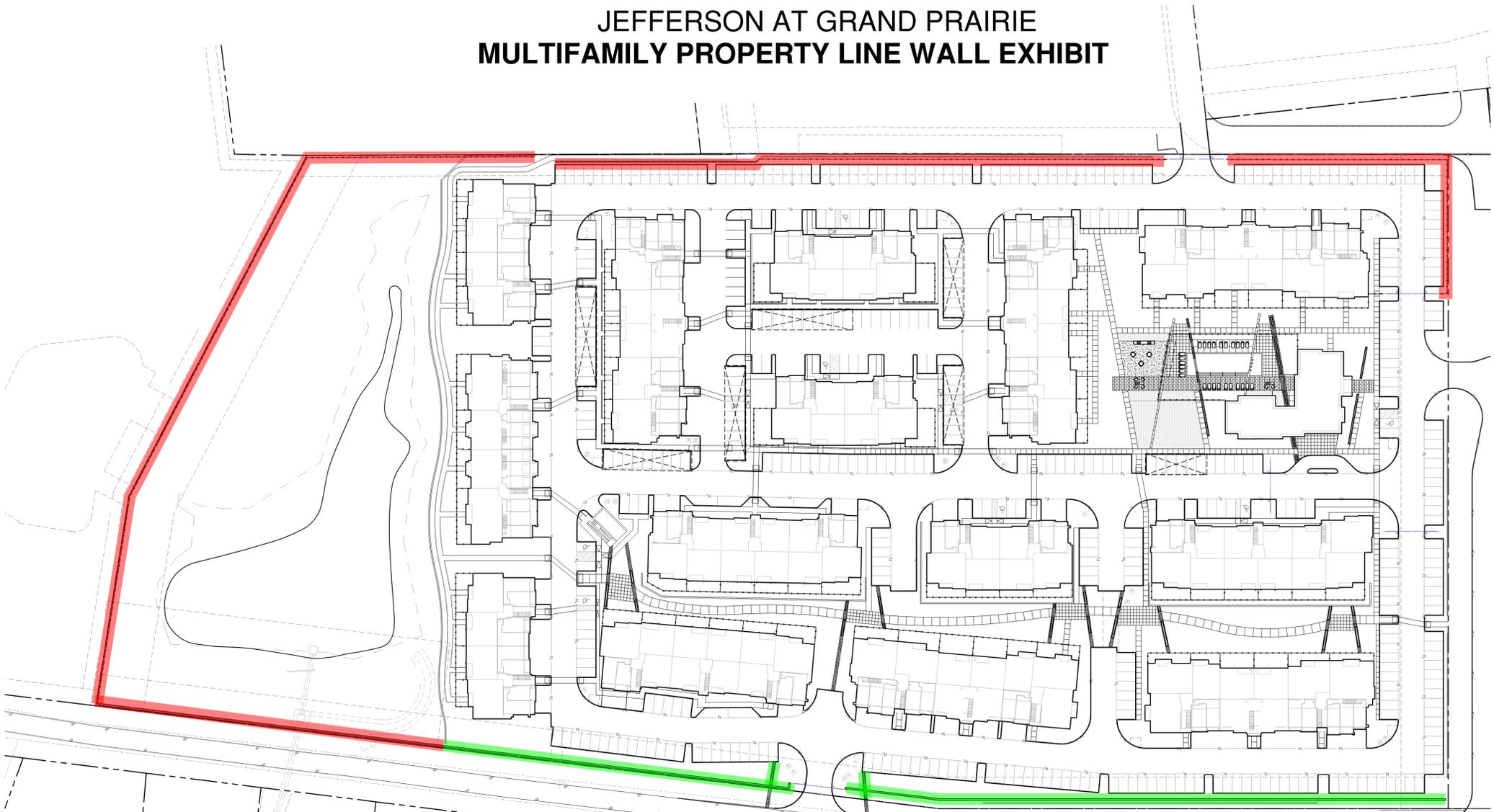
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4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214.252.9080  
www.womackhampton.com

# JEFFERSON AT GRAND PRAIRIE MULTIFAMILY PROPERTY LINE WALL EXHIBIT



## LEGEND

6 FT WROUGHT IRON PERIMETER  
WALL (W/ MASONRY COLUMNS)



8 FT MASONRY PERIMETER WALL

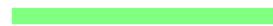
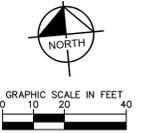
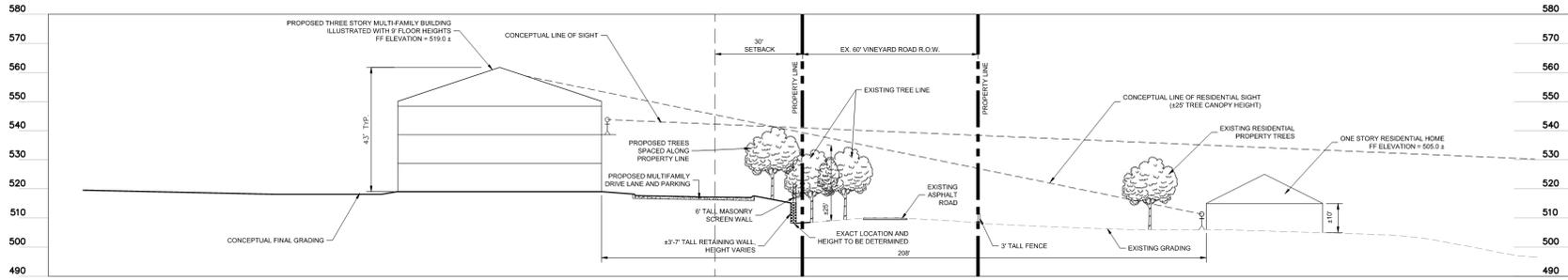


Exhibit E - Line of Site  
Page 1 of 1



**JPI Grand Prairie**  
SITE LINE EXHIBIT  
Grand Prairie, Texas  
February 11, 2020



**Kimley & Horn**

13455 Noel Road  
Suite 700  
Dallas, Texas 75240  
972-770-1300  
State of Texas Registration No. F-828

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE.

DWG NAME: K:\DIAL\_CIVIL\06446648-JPI GRAND PRAIRIE\CAD\EXHIBIT\20200211\_RESIDENTIAL\_AQUACENCY.DWG  
LAST SAVED: 2/11/2020 2:07 PM

## PD Conditions

- I. **In General.**
  - a. Development shall generally comply with Exhibit " " – Concept Plan.
  - b. Common amenities and open space shall be provided in the locations and of comparable character and size as generally depicted on the Concept Plan. The final location of the proposed amenity and trail extension indicated on the Concept Plan shall be determined on the final site plan.
  - c. The Property may be developed in phases.
  
- II. **Tract 1 (Commercial) (3.23 acres).**
  - a. Definition.
    - "Coffee Shop" means a restaurant that primarily serves coffee and related products. A coffee shop may include a drive-through.
  
  - b. Uses.
    - i. Unless otherwise stated, permitted uses shall be those uses allowed in the Commercial (C) district as described in the Unified Development Code (UDC) subject to the same conditions as described in the UDC.
    - ii. Coffee Shop is a permitted use. Otherwise, drive-through restaurants are prohibited.
  
  - c. Yard, lot, & space.
    - i. Unless otherwise stated, the density and dimensional requirements for the Commercial (C) district as described in the UDC shall apply.
    - ii. No interior side yard building setback is required.
  
  - d. Design Standards. The Corridor Overlay District standards as described in Appendix F of the UDC shall apply.
  
  - e. Site Plan. All site plan submittals required for development shall be required at the time of development of Tract 1.
  
- III. **Tract 2 (Multi-family) (16.5 acres).**
  - a. Uses. Multi-family shall be permitted, subject to the same conditions as the Multi-Family-Three (MF-3) district as described in the UDC.
  
  - b. Yard, lot, and space.
    - i. Unless otherwise stated, the density and dimensional requirements for the MF-3 district as described in the UDC shall apply.
    - ii. Maximum ratio of one-bedroom dwelling units is 65%.
    - iii. Minimum rear yard building setback is 20 feet.
    - iv. Minimum living area is 750 square feet per unit.

c. Design Standards.

- i. Unless otherwise stated, the Residential Development Standards as described Appendix W of the UDC shall apply.
- ii. Minimum ratio of required parking spaces provided by garage is 20%.
- iii. Minimum ratio of required parking spaces provided by covered parking is 10%.
- iv. Building elevations are required and must be approved prior to development.

IV. **Miscellaneous.**

a. Screening.

- i. For Tract 2, a masonry screening wall is required along Vineyard Road in the location shown on Exhibit " \_ " – Multifamily Property Line Wall Exhibit. The masonry wall may be located above a retaining wall, and the combined height shall be a minimum 8 feet. A minimum one (1) street tree shall be planted no further apart than every 25 linear feet along the length of the area behind the masonry wall. Such street trees shall be a minimum 3-inch caliper measured at a height 6 inches above the ground.
- ii. For Tract 2, a wrought-iron screening fence with masonry pillars is required along the portion of the Property including but not limited to the areas adjacent to the detention pond and church, as shown on the Multifamily Property Line Wall Exhibit. Maximum height is 6 feet.
- iii. No screening is required between Tract 1 and Tract 2 as shown on the Concept Plan.

- b. Drainage. The developer shall design and implement additional detention to ensure that the velocity of drainage flows from the Property toward existing drainage infrastructure across and within Vineyard will not be increased. Additional detention shall be achieved by the following options or a combination thereof: (i) utilization of existing pond for detention; (ii) construction of additional on-site detention; and/or (iii) improvements to the downstream storm drain infrastructure from the Property to Fish Creek. These options shall be fully studied by the developer's engineers and independently verified and approved by the City's engineering staff through the permitting process.

- c. No-Right Turn onto Vineyard. A "No-Right Turn" sign shall be located at the exit from the Property onto Vineyard to prohibit vehicles from turning southbound onto Vineyard from the Property.

d. Lighting.

- i. Spillover light is prohibited in accordance with the Corridor Overlay Standards and the Residential Development Standards.

- ii. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.
- e. Police Officer Dwelling Unit. In order to promote safety and honor the service of the City's first responders, a rent-free dwelling unit shall be provided to a Grand Prairie police officer.

## Savannah Ware

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**From:** Whitcomb Larry [REDACTED]  
**Sent:** Wednesday, April 8, 2020 5:40 PM  
**To:** Savannah Ware  
**Subject:** RE: Zoning of area between Vineyard road and Lakeridge pkwy

Larry Whitcomb  
4021 Vineyard Road  
Grand Prairie Texas  
75052

[Sent from Yahoo Mail on Android](#)

On Wed, Apr 8, 2020 at 1:57 PM, Savannah Ware  
<[sware@GPTX.org](mailto:sware@GPTX.org)> wrote:

Hello Larry,

Will you resend the email below and include your name and address?

Thank you,

### Savannah Ware, AICP

Chief City Planner

Development Services

City of Grand Prairie

300 W Main St.

P: 972-237-8258

**From:** Whitcomb Larry [REDACTED]  
**Sent:** Wednesday, April 8, 2020 1:28 PM  
**To:** Savannah Ware <[sware@GPTX.org](mailto:sware@GPTX.org)>  
**Subject:** Zoning of area between Vineyard road and Lakeridge pkwy

After discussing the current zoning of our area with those who are most affected, it is our desire to keep the zoning status as it is.

I request that any meetings affecting the zoning status of the area between Vineyard road and Lakeridge Pkwy, be tabled until after the lock down due to Covid-19, is lifted, so that we can have traditional meetings. I am not tech savvy enough to be comfortable with virtual ( ZOOM) type meetings. Thank you for your consideration.

[Sent from Yahoo Mail on Android](#)

## Savannah Ware

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**From:** Billy Branum [REDACTED]  
**Sent:** Saturday, April 11, 2020 9:23 PM  
**To:** Savannah Ware  
**Subject:** Fw: Proposed Development, Zoning Change at Lake Ridge Pkwy & Vineyard Rd. Case #Z200303/CP200302

Hello Ms. Ware.

I am forwarding to you our request to postpone any decision to rezone the property in Case #Z200303/CP200302 until the COVID-19 shelter-in-place orders are lifted.

Residents near this property should have an opportunity to meet and discuss the impact of its development.

The notice of public hearing was posted on April 3. The public hearing on April 13th does not provide a reasonable time frame given the restrictions in place for COVID-19.

Thank you for forwarding this request to the Planning and Zoning Commission.

Sincerely,  
Brent & Donna Branum

Dear Council Members and Mayor:

The above referenced case is scheduled to go before the Planning & Zoning Commission on Monday, April 13, 2020.

Due to the current COVID-19 shelter-in-place orders, residents in the area cannot meet to discuss potential zoning changes that will *dramatically* affect our neighborhood.

Therefore, we request that any decisions regarding planning and development for this property be postponed until the shelter-in-place orders are lifted.

Please advise if I should also direct this request to the members of the Planning & Zoning Commission.

Thank you for your consideration in this important matter.

Sincerely,

Brent & Donna Branum

1009 West I-20

Grand Prairie, TX 75052



Hello Jeff.

First and foremost, we are opposed to "spot development" along the Interstate 20 corridor, which has been zoned residential for 50+ years. Many years ago, the City of Grand Prairie officials felt the same way. That is apparently no longer the case and it's every property owner for themselves.

Regarding the Subject rezoning case, our concerns about the development of this property include:

### **Why more apartments?!?!**

If the development will be apartments, we want them to be/feature:

- \* Large (greater than 1,000 sq ft)
- \* Garages
- \* Substantial screening walls (thick AND 12 ft high), with landscaping along Vineyard Road
- \* NO apartment traffic access onto Vineyard Rd. (other than required emergency access)
- \* Lighting pointed away from Vineyard Rd.
- \* Landscaped green space with walking paths, particularly around the pond
- \* Potential resident age restrictions (see Schools, below)

We do NOT want small, low rent apartments that will deteriorate in years to come.

### **Traffic**

We don't want increased traffic on residential Vineyard Rd.

### **Crime**

Apartments bring to mind a transient population, with potentially higher crime rates.

### **Retail/Restaurants**

We're concerned about what type of retail and/or restaurants will be in the development. We prefer NO drive-thru restaurants. We'd rather have sit-down dining (*not* of the Waffle House or Denny's variety).

### **Schools**

A more dense population puts more strain on our schools, which are already crowded.

We aspire to be conscientious Grand Prairie citizens who take pride in our property - it's value and appearance - and want our surroundings to reflect that pride, as well. Developing the major thoroughfares with QUALITY parks, businesses and residential communities can increase the desirability of Grand Prairie, if done responsibly.

Thank you for your consideration.  
Brent & Donna Branum

## Savannah Ware

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**From:** grandprairiesda [REDACTED]  
**Sent:** Friday, April 10, 2020 1:56 PM  
**To:** Savannah Ware  
**Subject:** RE: Case # Z200303 / CP200302

RE: Case # Z200303 / CP200302

Dear Savannah,

The elders of the Grand Prairie Seventh-day Adventist Church, located at 4125 Lake Ridge Parkway, Grand Prairie, Texas, 75052, met concerning the zoning meetings scheduled to discuss zoning for the 16.47 acres, located between Lake Ridge Parkway and Vineyard Road.

The church wishes to go on record, requesting that there be no changes in the current zoning status of the property referenced. We also request that any discussion or consideration of changes to the zoning, be tabled until after the lifting of the Covid-19 shutdown, at which time, regular meetings can be held.

Thank you for your consideration.

Sincerely,



Pastor Carlos Pasillas

[REDACTED]  
[REDACTED]

[Grand Prairie Seventh-day Adventist Church](#)

## Savannah Ware

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**From:** [REDACTED]  
**Sent:** Friday, April 10, 2020 3:23 PM  
**To:** Savannah Ware; Jeff Copeland; Jeff Wooldridge  
**Cc:** [REDACTED]  
**Subject:** Zoning change

Good afternoon,

I would like to add my input on the proposed zoning change for the development project between Lakeridge and Vineyard Rd. If you are familiar with the Vineyard rd area you will know to be a unique hidden area located within the GP city limits. All the residents at this location purchased property here for the experience this location provides.

My concern is what the development will do to change our living status, it unfortunately will affect the whole reason I personally bought my property. That being said it is my hope the residents on Vineyard Rd will be given an opportunity for input on how things progress.

It would be preferable if we could meet in person once gatherings are no longer prohibited.

Thank you for your time

Victor Martinez  
4025 Vineyard Rd  
GP, TX

Sent from my iPhone

## Savannah Ware

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**From:** [REDACTED]  
**Sent:** Friday, April 10, 2020 3:48 PM  
**To:** Savannah Ware  
**Subject:** Zoning Z200303/CP200302  
**Attachments:** 20191227\_173534.jpg

Ms. Savannah Ware

Regarding the proposed rezoning near Vineyard/I20/ Lake Ridge. It is our Families wish that the Zoning stay as it is. Also any hearing regarding the matter please be postponed until a regular meeting be allowed to take place. Many neighbors are concerned and several unaware or unable to utilize ZOOM. Myself, being active duty Navy, understand the department of defense is currently restricted from using ZOOM due to current security risks. Most residents are long standing residents of this exact area. Many for 20 years or some even longer. To change the zoning within a couple weeks or 10 days during a unprecedented lock down is not necessary. Your consideration is greatly appreciated

Timothy Neuverth  
And family

## Savannah Ware

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**From:** CHRIS KILLOUGH [REDACTED]  
**Sent:** Saturday, April 11, 2020 10:03 AM  
**To:** Savannah Ware  
**Cc:** [REDACTED]  
**Subject:** Zoning Change / Concept Plan

To Whom it May Concern:

Regarding the proposed zoning change request #Z200303/CP200302 on Vineyard Road & I20 - it is my family's desire that the existing zoning stay in place. As 20 year residents of Vineyard Road, lifetime citizens of Grand Prairie, and Grand Prairie business owners we would prefer the zoning request be denied and any hearings on said matter be postponed until the current COVID-19 pandemic reaches a conclusion. Using an online forum or similar is not an option for our family.

I appreciate your consideration, and please feel free to contact me with any questions or concerns.

Respectfully,

Chris & Tammy Killough  
4033 Vineyard Road  
Grand Prairie, Tx. 75052

[REDACTED]  
[REDACTED]



May 5, 2020

**VIA EMAIL**

Vineyard Neighbors:

On Thursday, April 23<sup>rd</sup>, the development team for the zoning request at the southwest corner of the I-20 service road and Vineyard Drive was able to conduct a meeting with several interested homeowners along Vineyard Road. Thanks to those of you who were able to attend and participate. In this letter, I will outline for the benefit of both the residents and city representatives the major topics covered and our team's responses. Of course, we remain willing and open to discuss these and other items, and we look forward to doing so at our upcoming public hearings. The issues below are simply listed in the order we have chosen, and the order is not reflective of the relative importance of any topic.

**Concern 1:** There was an expressed desire for a taller screening wall for additional noise attenuation and general screening between the multifamily and existing homes.

**Response:** The development team has agreed to increase the masonry screening wall height to 8 feet from the retaining wall to the top of the screening wall, which is in excess of the code required 6 foot wrought-iron style fence. Further, the development team has agreed to plant twice as many trees behind the wall as currently required by applicable city ordinances (1 tree for every 25' of length versus 1 tree for every 50' of length). Attached for reference is a site line study showing the separation and benefits of the screening and proposed trees in relation to the homes across Vineyard.

**Concern 2:** It was confirmed that leaving the existing drainage pond in its natural condition is the preferred approach. Further, a wrought-iron style fence around the pond would be preferred.

**Response:** The development team has agreed to proceed in this manner.

**Concern 3:** Attendees sought an understanding and assurances that existing drainage and flooding conditions in the area would not be worsened by the proposed development.

**Response:** The development team can confirm that it will be required to design and implement additional detention to ensure that the velocity of drainage flows from the development site toward existing drainage infrastructure across and within Vineyard will not be increased. Specifically, this detention will be achieved by the following (or some combination): utilize existing pond for detention; construction of additional on-site detention; and/or improvements to the downstream storm drain

infrastructure from the site to Fish Creek. These options must be fully vetted and studied by the development team's engineers and independently verified by the city's engineering staff through the permitting process.

**Concern 4:** Significant concern was expressed at the possibility of increased traffic on Vineyard and ongoing frustration with the existing traffic issues on Lake Ridge Parkway. Specifically, homeowners are concerned that residents leaving their apartments in the morning to travel westbound on I-20 will be tempted to drive through the retail portion of the project to utilize the only exit onto Vineyard and travel southbound on Vineyard in order to enter Lake Ridge Drive at a point farther south than the shared drive with Quiktrip.

**Response:** The development team's traffic engineers conducted an analysis to determine whether this movement would be quicker than leaving the development through the eastbound I-20 service road and utilizing the "Texas Turn" at Robinson to begin traveling westbound on I-20. That analysis (exhibits attached for reference) determined that the intersection delays and distance traveled via the service road to Robinson Road are less, and as a result, this route will be the quickest route for residents seeking to head westbound on I-20 in the morning. In fact, at any time of day, this route will be anywhere from 30 seconds to 70 seconds faster in reaching westbound I-20. The multifamily development team will communicate this information to prospective and existing residents to further discourage the utilization of southbound Vineyard. Finally, the development team will place "no right turn" signage at this exit to Vineyard.

**Concern 5:** The homeowners raised a question as to how the project would provide exterior lighting and ensure no spillover onto their properties. Further, there were general inquiries about security overall for the project.

**Response:** Spillover light is prohibited by the city's existing ordinances. Specifically, the below excerpt from the city's residential design standards addresses the concern:

**I. RESIDENTIAL LIGHTING STANDARDS**

**1. Screening of Light Fixtures**

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

Additionally, the development team has agreed to provide a rent-free dwelling unit to a Grand Prairie Police officer. The presence of the squad car in the parking lot will provide an extra layer of safety for the community while also honoring the service of the city's first responders.

Concern 6: Some attendees expressed a desire to see the land remain vacant, developed as single family, or possibly developed as a grocery-anchored shopping center.

Response: The current owner of the property is also the developer of the retail portion of the site. They have owned the property since the 1970's, and during that time, they have attempted to attract grocery anchors to the property with no success. Further, a grocery option would require Vineyard Road as its primary ingress/egress for loading and deliveries. Lastly, the recent development of Quiktrip and the hotel bordering the site to its west have eliminated any possibility of meaningful Lake Ridge frontage, which is a necessity for any significant retail development on the majority of the site.

With respect to single family, the property is simply not large enough to allow for the development of a new subdivision. Further, Vineyard would have to serve as a primary street to any such development, and additional city streets would be required to run through the property for new homes, and such an interior street layout could not be safely accessed from the surrounding major thoroughfares.

Finally, the city's most recent comprehensive plan for the property does not call for it to remain undeveloped or to develop as single family. The entire property is currently designated for retail/office development. However, given the recent construction of the hotel west of the site, full office/retail development of the entire site is infeasible. The development team believes that luxury multifamily with retail on the service road strikes the right balance between development of the tract and respect for the existing neighborhood and unique character of Vineyard Road because it is the only realistic layout of the site that does not require Vineyard to be fully improved or used as a primary means of access.

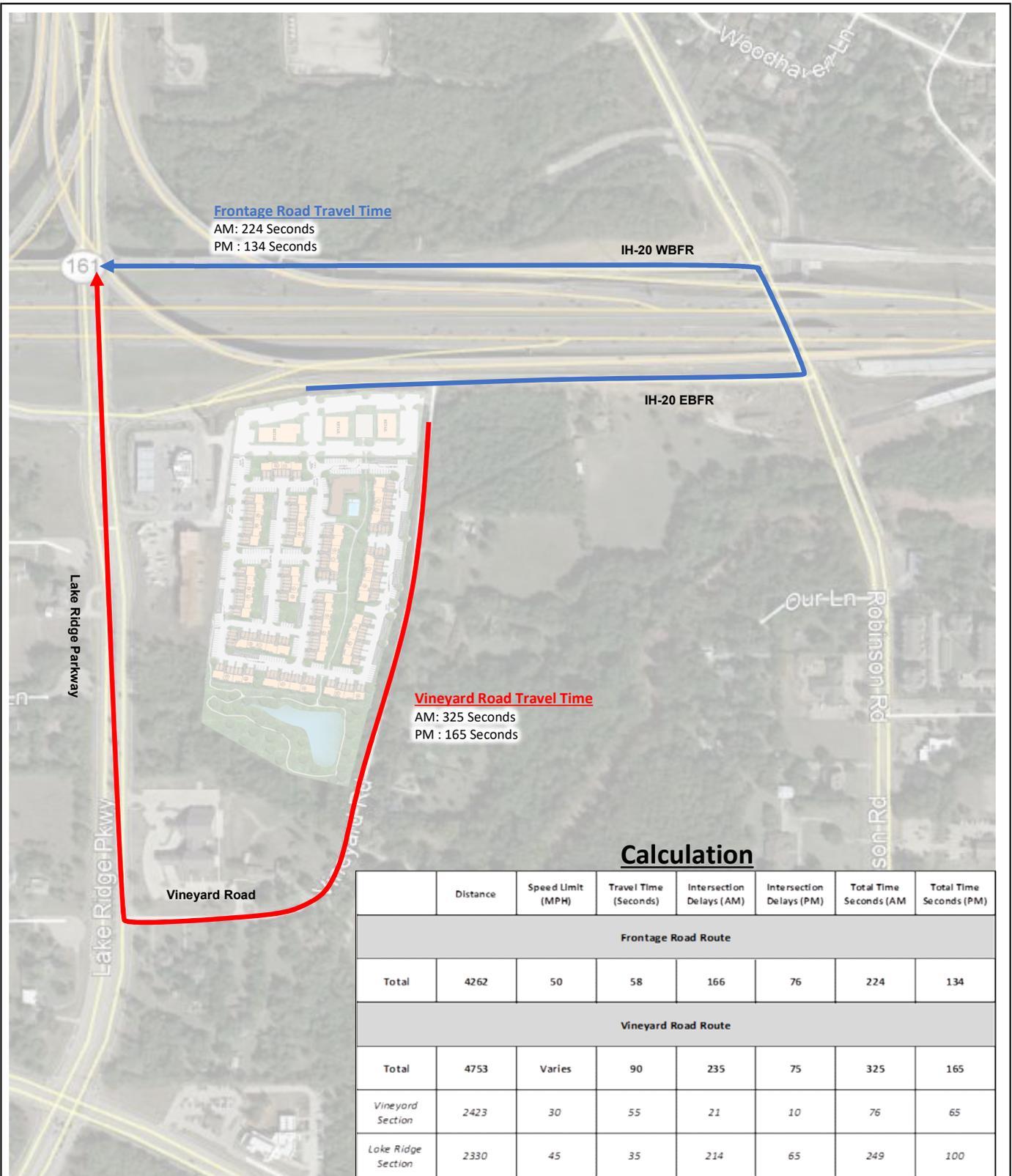
In conclusion, we appreciate the opportunity to review these concerns and provide these responses. We look forward to the opportunity to discuss these and other questions as we proceed.

Sincerely,



Miller Sylvan

Cc: Planning and Zoning Commission  
City Staff



**Exhibit**  
Estimated Travel Time  
JPI Grand Prairie - Grand Prairie, TX

## Savannah Ware

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**From:** DEBORAH WHITCOMB [REDACTED]  
**Sent:** Tuesday, May 5, 2020 2:31 PM  
**To:** Savannah Ware  
**Cc:** Chris Hartmann; Charles Lee; Jonathan M. Tooley  
**Subject:** May 11, 2020 Rezoning Case #Z200303/CP200302

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Planning Division Staff,

I wish to express my opposition to the rezoning set forth in case #Z200303/CP200302 which is to be presented on May 11, 2020.

This is a long-established neighborhood of single family custom homes in which I have had the great pleasure to live for 32 years. Any rezoning not consistent with the current status (SF-1) would create a negative impact on this neighborhood. This is a quiet, secluded haven in the heart of Grand Prairie. This atmosphere has been maintained for over 50 years. It is now being proposed that our neighborhood be substantially altered.

I cannot help but feel that this rezoning request is due, at least in part, to the current construction of the new frontage road along I-20, and the prospect of commercial dollars. This also seems to be reflected in the 2018 Grand Prairie Comprehensive Plan Update, of which we, as a neighborhood, were only recently made aware by the proposed developer. Our unique neighborhood should not have to suffer and/or be made obsolete merely because of its proximity to the I-20 corridor.

I would request that you please drive through this neighborhood prior to your decision. A one-dimensional aerial map does not properly reflect our neighborhood.

Thank you for your consideration.

Deborah Whitcomb  
4021 Vineyard Rd.  
[REDACTED]

May 6, 2020

Mr. Joshua Spare

Chairperson

Planning and Zoning Commission, City of Grand Prairie

300 West Main Street

Grand Prairie, Texas 75050

Re: Jefferson Grand Prairie Development

Dear Mr. Spare:

I hope you and your family are doing well. I'm very excited to hear about JPI's plans to develop a luxury multifamily community on the site just west of Vineyard. As a Grand Prairie citizen of 46 years and having lived south of I-20 in Westchester for 35 years, I believe that Jefferson Grand Prairie will add a tremendous amount of value to the community. As a multifamily management executive for over twenty years, I've had an excellent experience in working with and managing communities for JPI. In my opinion, JPI is top shelf organization that has delivered some of the best suburban luxury communities across the U.S. In my opinion Jefferson Grand Prairie will be the best multifamily development to come to Grand Prairie to date.

As an engaged citizen, I believe this is the highest and best use for this site. I believe a commercial use would be seriously out of place. I believe a luxury multifamily development provides long term protection for the neighborhood with a single use. I believe there are too many unknowns with a commercial/industrial development. We have a high demand for luxury rental housing and Jefferson Grand Prairie could meet that need and at the same time, will be complimentary to the existing neighborhood with very attractive architecture and landscaping.

Thanks for your consideration.

---

Very truly yours,



Jeremy L. Edmiston

Senior Vice President

Pinnacle

522 Lindly Street

Grand Prairie, Texas 75052

[REDACTED]

[REDACTED]

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## Savannah Ware

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**From:** Nimbus Hospitality Management [REDACTED]  
**Sent:** Friday, May 8, 2020 10:43 AM  
**To:** Savannah Ware  
**Cc:** [REDACTED]  
**Subject:** New development Behind staybridge suites @ I-20 & Hwy 161

Planning and Zoning Commission and City Council:

My name is Jay Patel with Fusion Lodging, LLC./ Nimbus Hospitality and we are the Owner and Developer of the hotel on Lake Ridge. I am writing to express my support for the proposed mixed use development at I-20 & Lake Ridge Parkway. I have been speaking with JPI for several months about their plans and believe it will be a very high quality development that will improve the area. We are excited for our hotel guests to have pedestrian connectivity to the future restaurants as well as access to the pond and nature area that will be preserved. I believe it is the highest and best use of the property and will be a great addition to the intersection. Please let me know if you have any questions.

Sincerely,

**Jay Patel**

*Nimbus Hospitality Management, LLC.  
4043 Lake Ridge Parkway.  
Grand Prairie, Texas 75052*

[REDACTED]  
[REDACTED]  
[REDACTED]



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## Savannah Ware

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**From:** Whitcomb Larry [REDACTED]  
**Sent:** Thursday, May 7, 2020 10:21 AM  
**To:** Savannah Ware  
**Subject:** Case #Z200303/CP200302

I request that the property addressed in this case remains zoned SF-1.

**RATIONALE:**

- 1) the area around Vineyard road is one of the most unique in Grand Prairie.
- 2) the families that live here , do so because of the uniqueness of the area.
- 3) any zoning other than SF-1 would negatively impact the area.
- 4) traffic patterns are already problematic, and any major increase in local traffic will increase the danger to the children who live there.
- 5) water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

Thank you for your consideration.  
Respectfully, Larry Whitcomb.

[REDACTED]

**QuikTrip Corporation**



*DALLAS/FORT WORTH DIVISION*  
1120 North Industrial Boulevard  
Euless, TX 76039  
817-358-7680  
Fax: 817-858-0213

May 8, 2020

City of Grand Prairie  
Planning and Zoning Commission  
300 W. Main Street  
Grand Prairie, Texas

Subject: Jefferson Grand Prairie Development located at I-20 and Lake Ridge Parkway

Dear Planning and Zoning Commission,

On behalf of QuikTrip Corporation and as an adjacent property owner to the proposed Jefferson Grand Prairie Development, we wish to offer our support of the proposed zoning request for the Jefferson Grand Prairie Project. Through our discussions with the applicant, we believe the proposed development plan offers a cohesive plan within the surrounding community. It is our opinion that the proposed improvements to create a connection to I-20 frontage and restriping of the existing drives could improve existing traffic flow between the properties. We believe the high-quality mixed-use development that JPI is proposing would be a welcomed enhancement to the immediate area.

Regards,

A handwritten signature in blue ink that reads "Thomas Edwards".

Thomas Edwards  
QuikTrip Corporation

## Savannah Ware

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**From:** Ralph [REDACTED]  
**Sent:** Sunday, May 10, 2020 10:24 PM  
**To:** Savannah Ware  
**Cc:** norma hernandez  
**Subject:** Rezoning on Vineyard Rd/I-20/Lakeridge - Case #Z200303/CP200302

RE: Proposed rezoning for the property addressed by Case #Z200303/CP200302

Dear Mrs. Ware,

After meeting with the Developer and having the opportunity to ask questions and get a better understanding of the project on the above property addressed by case ##Z200303/CP200302, it is the desire of our family that it remains zoned SF1. We believe it is in the best interest of the residents and the community on Vineyard Road.

The area around Vineyard Road is very unique, quiet, and beautiful. If you ever drive on Vineyard Road you will agree that this is a little hidden gem in the city. This is one of the reasons why on August of 2018 my wife and I decided to buy 4.7 acres of land located on 4129 Vineyard Road to build our future forever home. Before making this decision, we visited in person with the city's Planning and Zoning department to inquire about any future plans to rezone the area on Vineyard Road or if there were any plans for development or projects. We were informed that there were no plans to rezone the area or plans of development nor any recent inquires for projects. The approval to rezone the area and the Jefferson Grand Prairie development will crush our dream of living on a unique, quiet, beautiful neighborhood.

We have many concerns with the multifamily project and any zoning other than SF1 will have a negative impact on the area for the following reasons:

1. It will devalue the properties in the area.
2. It will significantly increase the already problematic traffic on Lakeridge Parkway and spill over to Vineyard Road and I-20 access Road.
3. It will create an even greater flooding issues in the area.
4. It will increase crime, safety, and noise in the area.

In addition, if you look at the map of the area you will find that Vineyard Road is already surrounded by hotels and enough multifamily apartment complex with the most recent one under construction on Robinson Road and Forum. We welcome any SF1 development that will improve that will improve the Vineyard Road and no raise so many concerns for the residents and the community in the area.

Your attention and consideration in this matter is greatly appreciate.

Sincerely,

Rafael and Norma Hernandez  
4129 Vineyard Road  
Grand Prairie, TX 75052  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Savannah Ware

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**From:** CHRIS KILLOUGH [REDACTED]  
**Sent:** Sunday, May 10, 2020 9:59 PM  
**To:** Josh Spare; Savannah Ware; Chris Hartmann; Bill Crolley  
**Subject:** Re: Zoning Change / Concept Plan

All,

I would like to request that my wife and I be added to the Neighborhood Petition by proxy that was created and submitted regarding this zoning issue. Tammy and I are in agreement with all the tenets put forth in it and would like the record to show our support of that document.

I regret we were not able to sign it personally. Unfortunately I was in the hospital undergoing reconstructive ankle surgery and was not available.

Respectfully,

Chris & Tammy Killough  
4033 Vineyard Road  
Grand Prairie, Tx. 75052

[Sent from](#) my iPhone

On Saturday, April 11, 2020, 10:35 AM, Josh Spare [REDACTED] wrote:

Thanks so much for reaching out. I take resident opinions very seriously and I am glad you have shared our opinion with me.

I have included the planning department on my reply so your email will be recorded.

Thanks,  
Josh

Get [Outlook for iOS](#)

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**From:** CHRIS KILLOUGH [REDACTED]  
**Sent:** Saturday, April 11, 2020 10:02:34 AM  
**To:** SWARE@GPTX.ORG <SWARE@GPTX.ORG>  
**Cc:** [REDACTED]  
**Subject:** Zoning Change / Concept Plan

To Whom it May Concern:

Regarding the proposed zoning change request #Z200303/CP200302 on Vineyard Road & I20 - it is my family's desire that the existing zoning stay in place. As 20 year residents of Vineyard Road, lifetime citizens of Grand Prairie, and Grand Prairie business owners we would prefer the

zoning request be denied and any hearings on said matter be postponed until the current COVID-19 pandemic reaches a conclusion. Using an online forum or similar is not an option for our family.

I appreciate your consideration, and please feel free to contact me with any questions or concerns.

Respectfully,

Chris & Tammy Killough  
4033 Vineyard Road  
Grand Prairie, Tx. 75052

[REDACTED]  
[REDACTED]

## Savannah Ware

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**From:** [REDACTED]  
**Sent:** Monday, May 11, 2020 2:29 PM  
**To:** Savannah Ware  
**Subject:** Rezoning consideration

Rezoning Z200303/CP200302

Good afternoon,

I am writing to give my input for tonight's meeting related to the above rezoning consideration.

I am a Vineyard resident and as we have previously discussed, all of us on Vineyard moved into this location due to the "unique" environment of the neighborhood. I speak for myself but know others feel the same way in that I moved into Grand Prairie because of the special conditions this neighborhood provides. I was looking for a similar type property in the Tarrant County area as I had always lived on that side of the Metroplex. When my realtor showed me the Vineyard property I was immediately sold. I have put 5 years of blood sweat and love into my property creating a home I had always dreamed of having.

The new developers promise us residents they are going out of their way to maintain our current living conditions. No matter how they paint it, we are going to lose what we have. They tell us the apartments are high end and will bring a safe high end resident. I am retired law enforcement and I will tell you I arrested many criminals, some of them drug dealers, users and such from some of the nicest high end areas of the DFW area.

I know the land owner has the right to do what he wants with his property but I would like to say even though we are the little fish in this situation we too have the right to protect ours.

My request is to please consider keeping the current zoning applied to the property.

Thank you for tabling the issue on your previous meeting giving us a chance to improve our argument and thank you in advance for considering our request.

Victor Martinez  
[4025 Vineyard Rd](#)  
[GP, TX](#)

Sent from my iPhone

Sent from my iPhone

Small copies to *sware...*  
Hard copies to *Planning + zoning + city Council*

We, the undersigned citizens of the city of Grand Prairie, Texas, respectfully request that the zoning for the property addressed by case #Z200303/CP200302 remain zoned SF-1.

**Rationale:**

- 1) The area around Vineyard Road is one of the most unique in the city of Grand Prairie.
- 2) The families in the immediate community are here specifically because of the uniqueness of this area of the city. Home ownership ranges from 50+ years to recent purchases.
- 3) Any zoning other than SF-1 will have a pronounced negative impact on this area.
- 4) Traffic patterns are already problematic, especially on Lakeridge Parkway, and threaten to spill over on to Vineyard Road and the I-20 access road.
- 5) Water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

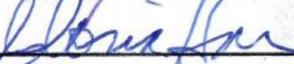
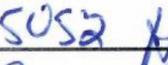
<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1. <i>Larry Whitcomb</i>	<i>4021 Vineyard Rd. G.P. TX 75052</i>	<i>Larry Whitcomb</i>	<i>5/7/2020</i>
2. <i>DEBORAH WHITCOMB</i>	<i>4021 VINEYARD RD, GP, TX 75052</i>	<i>D Whitcomb</i>	<i>5/7/2020</i>
3. <i>DANIEL BRANUM</i>	<i>1009 W I20 GP TX 75052</i>	<i>D Branum</i>	<i>5/7/2020</i>
4. <i>BRENT BRANUM</i>	<i>1009 W I-20 GP TX 75052</i>	<i>Billy B Branum</i>	<i>5/7/2020</i>
5. <i>LUKE BELVIN</i>	<i>4009 Vineyard Rd GP TX 75052</i>	<i>Luke Belvin</i>	<i>5/7/2020</i>
6. <i>Danny Dang</i>	<i>1514 Vineyard Rd 75052</i>	<i>Danny Dang</i>	<i>5/7/2020</i>
7. <i>Alyssa Hoang</i>	<i>1510 Vineyard Rd 75052</i>	<i>Alyssa Hoang</i>	<i>5/7/2020</i>
8. <i>Nguyet Nguyen</i>	<i>1502 Vineyard Rd 75052</i>	<i>Nguyet Nguyen</i>	<i>5/7/2020</i>
9. <i>JOHN WRIGHT</i>	<i>1517 VINEYARD RD. 75052</i>	<i>John Wright</i>	<i>5/7/2020</i>
10. <i>Victoria King</i>	<i>1501 Vineyard Rd 75052</i>	<i>Victoria King</i>	<i>5/7/2020</i>

Email copies to [swire@cityofgp.org](mailto:swire@cityofgp.org)  
 Hard copies to Planning + zoning + city council

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- 5) Water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1. Jean King	1501 Vineyard Rd. Grand Prairie 75052		May 7, 2020
2. Deborah Johnston	1651 Eerie Ln G.P. TX 75052		May 7 2020
3. Gloria Hart	4201 Vineyard Rd GP 75052		5/7/2020
4. Victor Martinez	4025 Vineyard Rd GP 75052		5/7/2020
5. Lumie Marsh-Walker	4023 Vineyard Rd GP 75052		5/7/2020
6. Holly Belvin	4009 Vineyard Rd GP 75052		5/7/2020
7. Rafael Hernandez	4129 Vineyard Rd. G.P. 75052		5/7/2020
8. Norma Hernandez	4129 Vineyard Rd. G.P. 75052		5/07/2020
9. Barbara Bone	4125 Vineyard Rd GP 75052	Barbara Bone	5/07/2020
10. Seth Mitchell	4121 vineyard Rd GP 75052		5-7-2020

Email copies to *swire*  
Hard copies to *Planning + zoning + city council*

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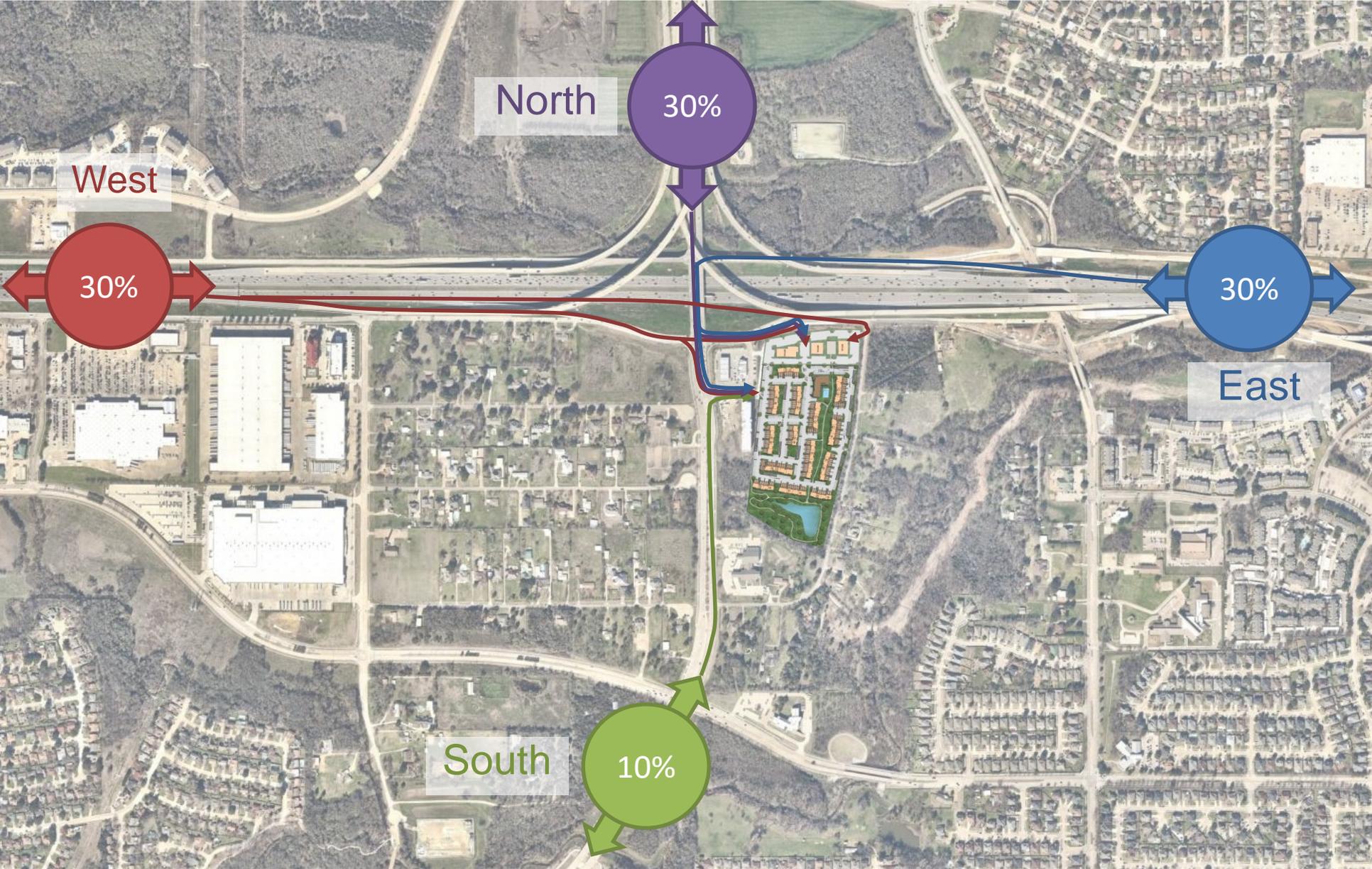
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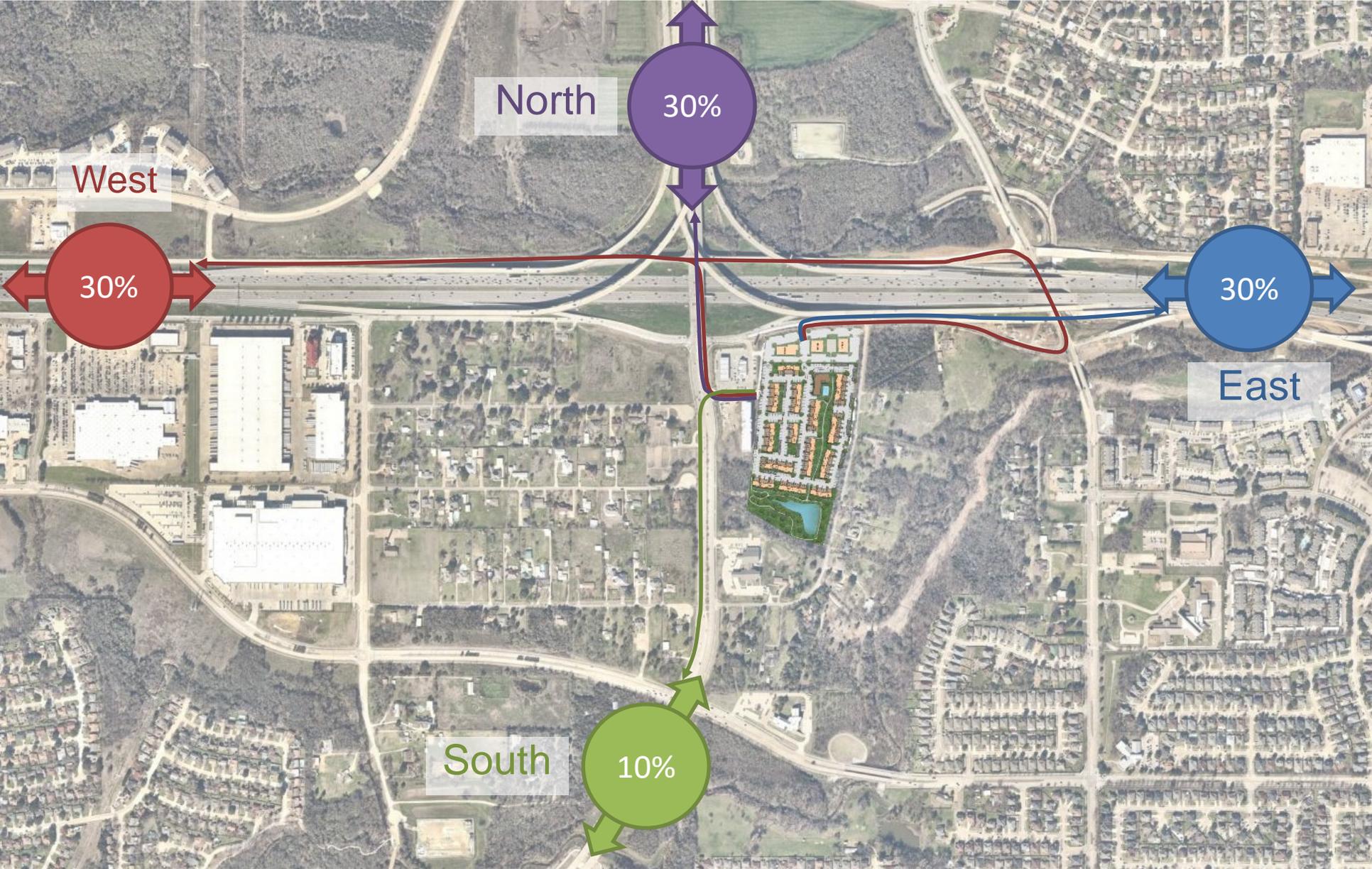
	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1.	Lidia Hernandez	4129 Vineyard Rd. GP. 75052	<i>Lidia Hernandez</i>	5-7-2020
2.	Nga Pham	4009 Vineyard Rd GP 75052	<i>Nga Pham</i>	5-7-2020
3.	Nga Pham	1522 Vineyard Rd GP 75052	<i>Nga Pham</i>	5-7-2020
4.	TIMOTHY NEUVERTH	4037 VINEYARD RD. GP. 75052	<i>Timothy Neuverth</i>	5-7-2020
5.	ANNA NEUVERTH	4037 Vineyard Rd GP 75052	<i>Anna Neuverth</i>	5-7-2020
6.				
7.				
8.				
9.				
10.				



# Distribution – Inbound



# Distribution – Outbound





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 13, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser, Clayton Fisher.

COMMISSIONERS ABSENT: None

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #8 - Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture.

Ms. Ware stated the applicant is proposing a Planned Development District for Multi-Family and Commercial uses. The Concept Plan depicts two tracts totaling 19.73 acres. The applicant intends to develop 3.23 acres with I-20 frontage for commercial uses. The Concept Plan shows three restaurant/retail buildings and a central plaza. The applicant intends to develop 16.5 acres for multi-family use. The Concept Plan shows 14 residential buildings and one leasing/clubhouse building. A linear open space amenity runs through the multi-family tract and includes a trail that connects to another open space amenity designed around an existing pond. The applicant is proposing to develop the two tracts without a fence separating the commercial and multi-family uses. Gates will prevent vehicular access to the multi-family tract for non-residents but the open space amenity is designed to be used by both residents and non-residents. A drive off of the I-20 frontage road will provide access to both the commercial and multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is

located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line. In conjunction with this development request, the applicant submitted a Traffic Impact Analysis to the Transportation Department. The purpose of a TIA is to analyze the impact of a proposed development on the existing road network and identify improvements necessary to mitigate impacts. The TIA indicates that the Lake Ridge Pkwy and I-20 intersections are currently operating beyond capacity. The proposed development would add additional volumes to this intersection. Staff worked with the applicant to develop on-site improvements, as well as identify long-term strategies to improve the overall efficiency of the network. The TIA recommends that the applicant do the following to mitigate development impact:

1. Install an eastbound right-turn deceleration lane at the intersection of I-20 Eastbound Frontage Road and Drive 1;
2. Restripe the QT access drive along Lake Ridge Pkwy to provide two outbound lanes and one inbound lane; and
3. Improve about 300 linear ft. of Vineyard Rd from the I-20 frontage road to the retail drive.

The TIA also identified two mitigations that would alleviate some existing and anticipated traffic issues:

1. Install a northbound free right-turn at the intersection of I-20 Eastbound Frontage Road and Lake Ridge Pkwy; and
2. Expand Lake Ridge Pkwy through the I-20 interchange from a six-lane arterial to an eight-lane arterial to improve operations at the two signalized intersections to an acceptable level of service.

Ms. Ware stated the applicant is proposing Commercial as the base zoning district with some modifications:

- No interior side yard setback shall be required.
- A Coffee Shop with a drive-through shall be allowed by right.
- No screening shall be required between Tract 1 and Tract 2.

Ms. Ware stated the applicant is proposing Multi-Family Three as the base zoning district with some modifications:

- Minimum rear yard setback shall be 20 ft.
- The number of one-bedroom units shall not exceed 65%.
- Garages shall account for 20% of required parking.
- Carports shall account for 10% of required parking.

Ms. Ware stated the Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The applicant is requesting variances to the setbacks in order to position buildings around an internal open space amenity. This open space is unique in that it is intended as an amenity for residents and non-residents. The subject property is included in the 161 Focus Area in the 2018 Comprehensive Plan. The vision for this area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The Comprehensive Plan

includes photos to illustrate the type and quality of development envisioned for this area. Staff is concerned that the depth of the commercial tract is not sufficient to create the type of development envisioned for this area. The property is within the I-20 Corridor Overlay District and is subject to Appendix F: Corridor Overlay District Standards. Appendix F is intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design. One of the goals is to promote alternatives to strip development. Staff is concerned that the depth of the commercial tract is not sufficient to create an alternative to strip development. In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being develop for multi-family.

Ms. Ware stated the Development Review Committee (DRC) recommends approval of the variances to the internal side setback, rear yard setback, and required screening between tracts and the following conditions:

1. Any drive-through, including a coffee shop with a drive-through, shall require approval of a Specific Use Permit;
2. Multi-family development shall meet Appendix W. During Site Plan review, the applicant may request an increase to the number of one-bedroom units and a decrease in required garage parking if the building design meets Appendix W recommendations;
3. The location, character, and amount of open space shall be consistent with what is shown on the Concept Plan;
4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

Chairperson Spare stated there were no questions for staff, and read the names of people in opposition to this request. Most of the email were requesting the case be table until after the lock down, due to the COVID-19 is lifted in order to be able to attend a regular meeting and obtain more information on this development.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX  
Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX  
Pastor Carlos Pasillas with Seventh Day Adventist Church, 4125 Lake Ridge Pkwy.,  
Grand Prairie, TX  
Victor Martinez, 4025 Vineyard Road, Grand Prairie, TX  
Timothy Neuverth and family  
Chris & Tammy Killough, 4033 Vineyard Road, Grand Prairie, TX

Commissioner Smith stated she agrees the case should be table to make sure everyone has an opportunity to speak.

Commissioner Connor asked depending on what happens with COVID-19 how long should the case be table.

Chairperson Spare stated he would like to table the case for 30 days.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated they are in agreement with the tabling, but would ask that they be tabled for two weeks, then if need to an additional two weeks after that. He said they have spoken with several citizens in the neighborhood.

Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX, stated they have own their property for over 50 years and appreciate tabling case.

Norma & Rafael Hernandez own 5 acres on Vineyard Road. She stated they did their homework and check with the city to see what the surrounding area was zone when they purchased their property. This is their forever home. Mrs. Hernandez is asking that the current zoning remain in place, because there is already a lot of multi-family constructed in the area along I-20, Robinson Road, and Hwy 161.

Debra Whitcomb, 4021 Vineyard Road, Grand Prairie, TX, asked that the case be table for 30 days, this is their neighborhood. She would like to know what this development could do to the exiting flooding in the area. She noted this development would also affect the east side of Lake Ridge.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated he is speaking on behalf of the Church they wanting to have a neighborhood meeting as soon as they are permitted to do so.

Tommy Mann with Winstead, Dallas, TX stated they have a prepared presentation that they would be more than happy to share with the residences.

There being no further discussion on the case commissioner Spare moved to table Z200303/CP200302 to the May 11, 2020 P&Z meeting. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved to Table: 9-0**

Motion: **carried.**



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser.

COMMISSIONERS ABSENT: Clayton Fisher.

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

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3. The location, character, and amount of open space shall be consistent with what is shown on the Concept Plan;
4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

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

Tommy Mann with 500 Winstead, Dallas, TX, gave a presentation to the commission, he said they did meet with about 10 to 15 of the surrounding neighbors at the church, which lasted about three hours. He stated the future land use map calls for this area to be commercial, but if you look at the entire site, it would not be feasible for commercial uses, the southern portion of the land could not be utilize and it would also mean that Vineyard Road would need to be improved, which would add a lot more traffic. He said the current zoning does not comply with the FLUM.

Eric Clayton with JLH Inc. Loop 9 Joint Venture, 1209 Fairmont Avenue, Fort Worth, TX, owns the property and has waited a long time to develop this property and for I-20 to be reconstructed.

Chairman Spare asked if they would be keeping the large trees already on the site. Mr. Clayton replied yes.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated they would be constructing a luxury multi-family development with high-end amenities. They invite the neighborhood to visit one of their other developments in the area. He stated there would be a 6 ft. masonry wall along Vineyard Road and doubling the tree line, so the building would actually be set far back away from the residential homes, along with a natural buffer at the south end of the development and the church. He stated they designed the development with the neighborhood in mind, leaving 7 ½ acres of green space.

Brian Shamburger with Kimley-Horn and Associates stated they have met with TXDOT and city staff and have addressed all of the issues. He said there would be very little traffic that would travel Vineyard Road. Mr. Shamburger presented a Trip Generation Comparison Chart.

Tommy Mann stated this is a very tough site to develop, there are many constraints on such a narrow piece of property, this plan calls for a 60 million dollar project. He thanked all of the homeowners and stated they would honor their commitment to the neighborhood.

Chairperson Spare asked with the increase of people and traffic, if this case is approved would there be a signal light between QT and the hotel. Brett Huntsman replied no, because of the distance to I-20. Mr. Spare asked how long has this property been zoned for single family. Ms. Ware stated since 1984.

Chairperson Spare asked have they looked at a mixture of single-family housing and retail. Mr. Mann replied no, their team only works with multi-family developments, and there would not be enough developable land to construct single-family homes on this site.

Commissioner Smith stated there are many apartments constructed in the area and with the COVID19 and people losing their jobs, would there be enough people to fill the units. Ms. Ware stated North Texas is growing and people are relocating.

Mr. Sylvan stated they evaluate their portfolio daily, if people cannot afford homes this is what they need, they spend a lot of money on market studies for their type of communities. Mrs. Smith said the project looks nice, how much are the units. Mr. Sylvan stated the cost would be from \$1200 to \$2400 a month.

Commissioner Connor asked if there would be security onsite, and what is the plan to keep up the area when it starts to wear and tear. Mr. Sylvan said they would have onsite security. Councilman Copeland suggested they provide a police officer a unit free of charge to live at their complex for security reasons. People would also have a key card to drive onto the property. He also stated that the materials that are used today last longer and they build their complexes with high standards, they have a maintenance reserve fund to maintain the property.

Commissioner Landrum asked if they had changed any of the residences' minds on the development. Mr. Sylvan stated he is not sure, but there were some design changes to accommodate the residences.

Commissioner Coleman said there seems to be a shortage of single-family homes, did they look at high-end condominiums the monthly cost to him for these units do not seem feasible. Mr. Sylvan stated single-family would not fit with the FLUM, and the price is what they are going for today.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated there is a difference in vision, yes, the area is unique, but their main concern is what is best for their families.

Timothy Neuverth, 4037 Vineyard Road, Grand Prairie, TX stated he has lived in this area since 2000 they really enjoy the street and the community, nice homes with large lots. He stated the applicant indicated the trees would stay, but believes the tree would need to come down once the development is constructed. He would like to see single-family homes, nice million dollar homes. He said there is already a lot of traffic in the area and this development does not sound appealing to him.

Chairperson Spare asked staff to address the trees. Ms. Ware stated the commission can make a recommendation the trees not be removed, but for every tree that comes down they must replace it with two other ones. Mr. Crolley said he is not aware of a tree survey conducted by the applicant,

but can be a recommendation, and the applicant still needs to go through the site plan approval process.

Chairperson Spare said he does not see all the area be single family in the future, but the southern portion of this lot could be single family and the northern used for retail.

Commissioner Hedin noted there is already a QT and hotel which takes up the north part of the development, and asked if a homeowner would want to back up to these uses, he believes this is a very well thought out design for the area, but he does understand the neighborhoods concerns.

Commissioner Moser said he agrees with Mr. Hedin. He has look at this development very closely and agrees the property is not feasible for single-family it was zoned this way a long time ago before I-20 was constructed. This area is not consider the country anymore and the developer does have a good project, the owner has owned the land for a long time and is ready to develop. QT and the hotel are in support of this development and the developer is going over and beyond what is required, maybe Vineyard could be cull-da-sac. We need to consider staff's hard work and their recommendation he is not oppose to this development.

Donna Branum, 1009 West I-20, Grand Prairie, TX stated they visited one of the applicant's community and they were very impressed, but they support the Vineyard neighborhood. She said I-20 open in 1973.

Brent Branum, 1009 West I-20, Grand Prairie, TX stated his concern is the drainage that would come from all of the concrete being put in by this development. He said coming off the street between QT and the hotel is very dangerous.

Deborah Johnston, 1651 Ernie Lane, Grand Prairie, TX stated she lives on the west side of Lake Ridge and traffic is already horrible, she took a video of the traffic long before this development decided to come in this is not a good fit for this area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200303/CP200302 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Connor, Hedin, Moser, Perez, Smith

Nays: Coleman, Landrum, Spare

**Approved: 5-3**

Motion: **carried.**



Legislation Details (With Text)

**File #:** 20-9962      **Version:** 1      **Name:** Z200501 - Zoning Change - The Lakeside  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 5/4/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** Z200501 - Zoning Change - The Lakeside (City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Wall and Entry Feature.pdf](#)  
[PZ Draft Minutes of 05-11-2020.pdf](#)

Date	Ver.	Action By	Action	Result
5/11/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

Z200501 - Zoning Change - The Lakeside (City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Presenter**

Savannah Ware, AICP, Chief City Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Zoning Change and Concept Plan for a single family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe

Rd.

**PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District for Single Family Residential.

**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-249	Single Family Residential
South	PD-384	Undeveloped, Gas Well
West	PD-249	Single Family Residential
East	PD-249A	Retention Pond

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing a Planned Development District for Single Family Residential. The Concept Plan depicts an internal road network that connects to Hanger Lowe Rd at two points. The developer will need to improve Hanger Lowe Rd to current standards at the time of platting.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan’s Future Land Use Map (FLUM) designates this location as Low Density Residential. The proposal is consistent with the FLUM.

**ZONING REQUIREMENTS:**

The applicant is proposing base zoning districts of Single Family-Four (SF-4) with the following modifications:

- The minimum lot width shall be 52 ft.
- The minimum lot depth shall be 116 ft.
- Front entry garages are allowed and may exceed 30% of the overall house frontage.

**ANALYSIS:**

Appendix W requires a minimum lot width of 65 ft. and non-front entry garages. The applicant is proposing to match the adjacent development which includes narrower lots and front entry garages. The Harbour at Grand Peninsula is part of a larger master-planned residential community that includes a range of lot widths and sizes in different villages and was developed before the adoption of Appendix W.

Appendix W requires wider lots, a minimum driveway length, and non-front entry garages to prevent parking issues and minimize the impact of garages on the streetscape. The proposal requires variances to Appendix W.

**RECOMMENDATION:**

The Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0.

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

1. Front entry garages shall include additional architectural elements such as, but not limited to, masonry infilled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs.

2. Carports are prohibited within the development.

## Body

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.99 ACRES OF LAND OUT OF THE BAALIS ESTES SURVEY, ABSTRACT NO. 1707, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

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

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 11, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture to a Planned Development District for Single Family Use; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on May 19, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Agriculture to a Planned Development District for Single Family Use; and,

by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification as Agriculture District, to a Planned Development District for Single Family Use, the property described and depicted in Exhibit A - Boundary Description.

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

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

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Wall and Entry Feature.
  
- B. Development shall comply with the use and development standards for Single Family-Four District and Appendix W in the UDC, as may be amended, with the exceptions and additions below.
  - 1. The minimum lot width shall be 52 ft.
  - 2. The minimum lot depth shall be 116 ft.
  - 3. Front entry garages shall be allowed.
  - 4. Garages may account for more than 30% of the width of the front facade.

**SECTION 4.** THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 5.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
this the 19<sup>th</sup> day of May, 2020.**

**Ordinance No.**

**Zoning Case No. Z200501**

**Planned Development No.**



**CASE LOCATION MAP**  
**Case Number Z200501**  
**The Lakeside**



**City of Grand Prairie**  
**Development Services**

📞 (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)

**3517 and 3535 Hanger Lowe Road**

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Durbo, Trustee of the Durbo Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1), D219056420 (Tract 2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217163411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being the South corner of that tract of land known as Lot 17, Block T of said Harbour at Peninsula Addition, said corner being located on the East line of said Block T, the corner being located on the East line of said Block T, as shown on Plat thereof recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

**THENCE** South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 29 degrees 26 minutes 56 seconds West, departing the centerline of Hanger Lowe Road, a distance of 29.60 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

**THENCE** North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12, of said Harbour at Peninsula Addition, a distance of 275.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at a East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1/2 inch iron rod found online for reference at a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1/2 inch iron rod found online for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662.76 feet to a 1/2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

**THENCE** North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1/2 inch iron rod found for corner, said corner being an inside "ell" corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

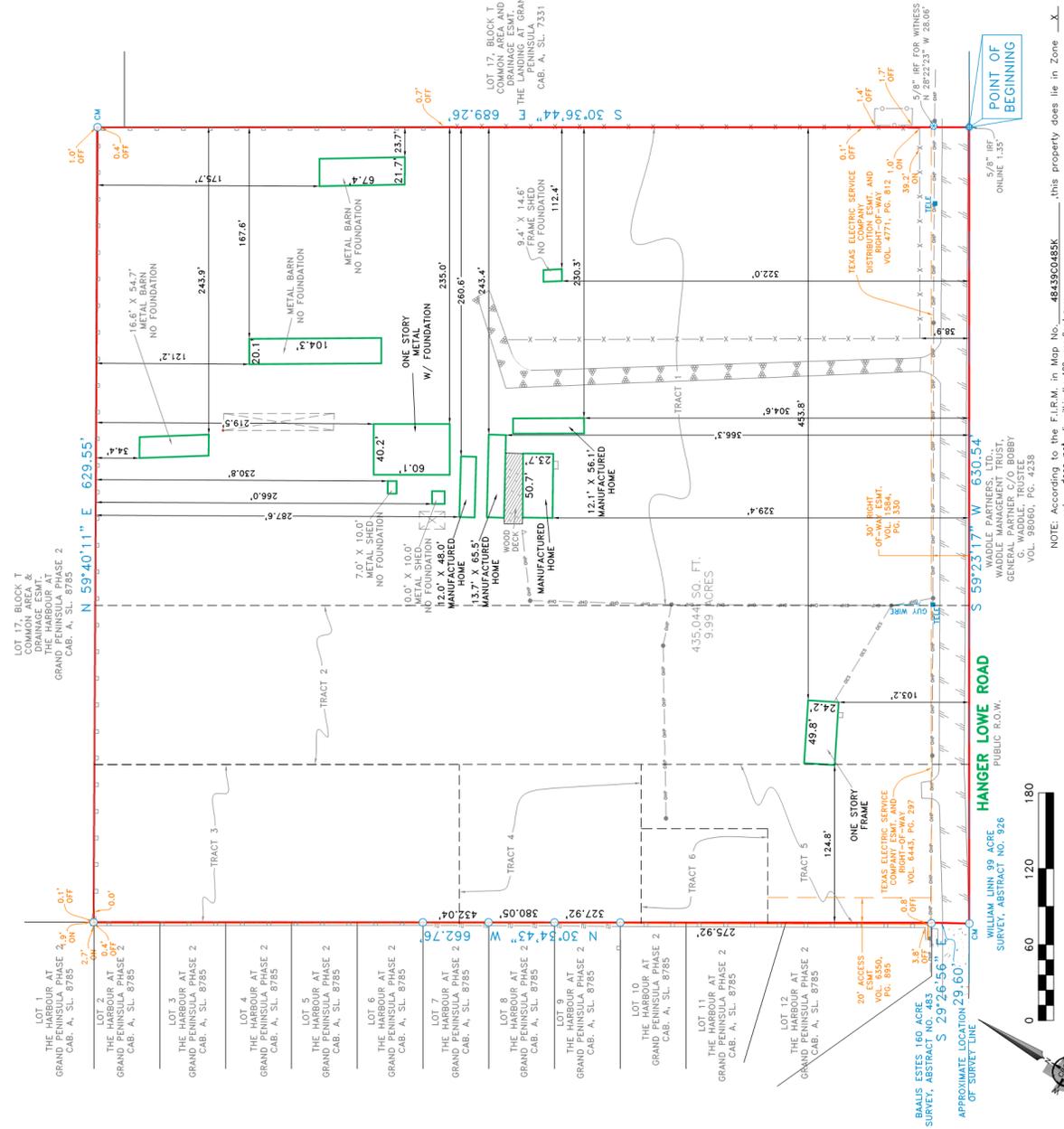
**THENCE** South 30 degrees 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to with lawful Group, LTD., a Texas limited liability partnership, in connection with the above described survey, that the survey was conducted in accordance with the provisions of the Texas Surveying Act, Chapter 201, Texas Government Code, and that the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material hereon are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of boundaries are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 14th day of May, 2019

*J.T. Thompson*  
J.T. Thompson  
Registered Professional Land Surveyor No. 4604



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 METES AND BOUNDS  
 BAALIS ESTES SURVEY, ABSTRACT NO. 1707  
 TARRANT COUNTY, TEXAS  
 3517 & 3535 HANGER LOWE ROAD

15325 Whiting Road, Ste. 240  
 Dallas, TX 75242  
 P 214.346.9485  
 F 214.346.2216  
 www.cbg-llc.com

SCALE: 1" = 60'  
 DATE: 05/13/19  
 JOB NO.: 1908997  
 G.F. NO.:  
 DRAWN: MARIA

NOTE: According to the F.I.R.M. in Map No. 484390485K, this property does lie in Zone \_\_\_\_\_ and \_\_\_\_\_ does not lie within the 100 year flood zone.

**LEGEND**

- CONCRETE PAVING
- ASPHALT PAVING
- CHAIN LINK FENCE
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- 5/8" IRON ROD FOUND
- UNDERGROUND ELECTRIC
- POWER POLE
- GRAVEL/ROCK ROAD OR DRIVE
- WOOD FENCE
- POOL EQUIPMENT
- AIR CONDITIONING
- FIRE HYDRANT
- CONCRETE PAVEMENT
- DOUBLE SLOD
- WOOD FENCE

DATE	REVISIONS	BY	NOTES

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

**REUNION TITLE**

NOTES: DIMENSIONS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

## **Metes and Bounds Description – 3517 & 3535 Hanger Lowe Road**

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Dubro, Trustee of the Dubro Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1 ), D219056420 (Tract2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217163411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1 /2 inch iron rod found for corner;

THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of hanger Lowe Road, a distance of 29.60 feet to a 1 /2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

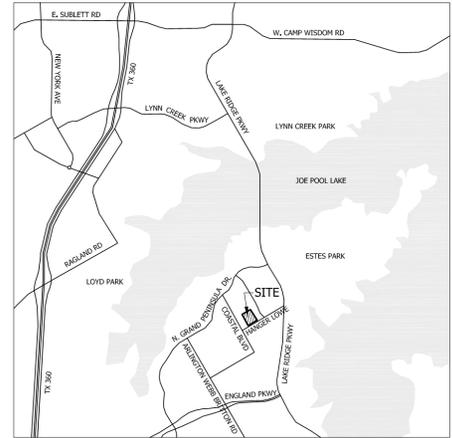
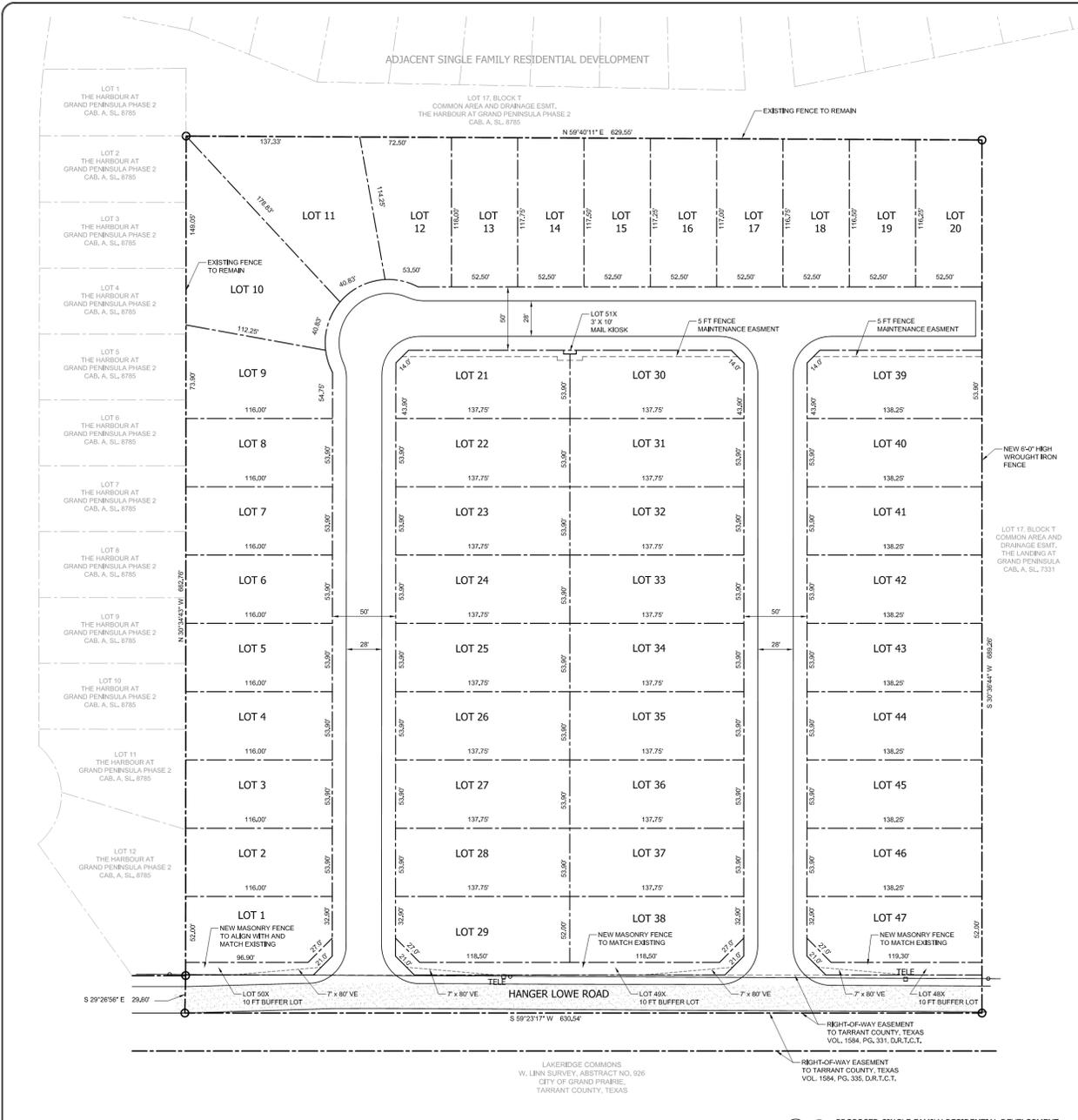
THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a

1 /2 inch iron rod found on line for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327 .92 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1 /2 inch iron rod found on line for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662. 76 feet to a 1 /2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1 /2 inch iron rod found for corner, said corner being an inside "ell" corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.

Exhibit B - Concept Plan  
Page 1 of 1



**SITE DATA SUMMARY:**  
 9.99 TOTAL ACRES  
 4 COMMON LOTS  
 47 RESIDENTIAL LOTS  
 MINIMUM LOT WIDTH = 52'-0"  
 MINIMUM LOT DEPTH = 116'-0"  
 MINIMUM HOUSES SIZE = 1,800 SF

THE CONCEPT PLAN IS INTENDED TO BE A GRAPHIC DEPICTION OF THE LIKELY LOT AND BLOCK CONFIGURATION, STREET LAYOUT, AND AMENITY PLAN OF THE DEVELOPMENT. IT IS NOT INTENDED TO CONSTITUTE A FINAL DESIGN OR APPROVAL, IMPLIED OR OTHERWISE, OF THE DEVELOPMENT. THE ULTIMATE DEVELOPMENT DESIGN WILL BE BASED ON THE APPROVED DEVELOPMENT STANDARDS AND/OR SITE LIMITATIONS AT THE TIME OF FINAL PLATTING.

**EXISTING METES AND BOUNDS FOR: 3517 and 3535 Hanger Lowe Road**

Being a tract of land situated in the Baala Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Loris Daniels, Trustee of the Daniels Family Revocable Trust, by deed recorded in Instrument Nos. 0219056422 (Tract 1), 0219056420 (Tract 2), 0219056418 (Tract 3), 0219056419 (Tract 4), 0219056417 (Tract 5), 0217153411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddie Partners, LTD., Waddie Management Trust, General Partner C/O Bobby G. Waddie, Trustee, by deed recorded in Volume 38050, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1/2 inch iron rod found for corner;

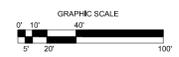
THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of Hanger Lowe Road, a distance of 236.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 360.05 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1/2 inch iron rod found online for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662.76 feet to a 1/2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 625.55 feet to a 1/2 inch iron rod found for corner, said corner being an inside 'w' corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 685.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
1" = 40'-0"



CASE NUMBER: Z200501

**CHS ARCHITECTS, INC.**  
 ARCHITECTS AND PLANNERS  
 MASTER PLANNING / FEASIBILITY STUDIES  
 2500 N.E. GREEN OAKS BLVD., SUITE 200  
 ARLINGTON, TEXAS 76010  
 (817) 499-8875 / (817) 499-1939

CHS

PROJECT NUMBER	1911408
PROJECT LOCATION	3517 AND 3535 HANGER LOWE ROAD, GRAND PRAIRIE, TX 76048
REVISED DATE	

THE LAKESIDE

SITE

COPYRIGHT © CHS ARCHITECTS



DEVELOPER:  
**OAKHOLLOW GROUP**  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TX 76006

## ENTRY MONUMENT SIGN - 3D RENDERING

CHS ARCHITECTS, INC.  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TEXAS 76006  
(817) 640-3199



PROJECT NUMBER:  
1911408  
DATE:  
04-23-2020

**THE LAKESIDE**  
3535 HANGER LOWE ROAD  
GRAND PRAIRIE, TX 75054

A1



STONE MATERIAL TO MATCH ADJACENT  
"THE HARBOUR AT GRAND PENINSULA"  
SCREENING WALL END PIECES

MASONRY WALL TO MATCH ADJACENT  
"THE HARBOUR AT GRAND PENINSULA"  
SCREENING WALL

COLUMN SPACING  
NOT TO EXCEED 50' O.C.

## ENTRY MONUMENT SIGN - ELEVATION

DEVELOPER:  
**OAKHOLLOW GROUP**  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TX 76006

COPYRIGHT © CHS ARCHITECTS

CHS ARCHITECTS, INC.  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TEXAS 76006  
(817) 640-3199



PROJECT NUMBER:  
1911408  
DATE:  
04-23-2020

**THE LAKESIDE**  
3535 HANGER LOWE ROAD  
GRAND PRAIRIE, TX 75054

A2



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser.

COMMISSIONERS ABSENT: Clayton Fisher.

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #6 – Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalist Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group.

Ms. Ware stated the applicant is proposing a Planned Development District for Single Family Residential. The Concept Plan depicts an internal road network that connects to Hanger Lowe Rd at two points. The developer will need to improve Hanger Lowe Rd to current standards at the time of platting. The applicant is proposing base zoning districts of Single Family-Four with the following modifications: The minimum lot width shall be 52 ft; The minimum lot depth shall be 116 ft.; and Front entry garages are allowed and may exceed 30% of the overall house frontage. Ms. Ware stated Appendix W requires a minimum lot width of 65 ft. and non-front entry garages. The applicant is proposing to match the adjacent development which includes narrower lots and front entry garages. The Harbour at Grand Peninsula is part of a larger master-planned residential community that includes a range of lot widths and sizes in different villages and was developed before the adoption of Appendix W. Appendix W requires wider lots, a minimum driveway length, and non-front entry garages to prevent parking issues and minimize the impact of garages on the streetscape. The proposal requires variances to Appendix W.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. Front entry garages shall include additional architectural elements such as, but not limited to, masonry infilled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs.
2. Carports are prohibited within the development.

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

Mojoy Haddad with Oakhollow Group, 2500 NE Green Oaks Blvd., Arlington, TX stated he is a local developer and builder they provide high quality and high end developments. All of the home would be custom built to complement the existing neighborhood and have beautiful entrances onto their developments.

Commissioner Moser asked if he was the one that constructed the shopping center on south Cooper in Arlington it is a very nice development. Mr. Haddad replied yes that was his development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Smith

Second: Moser

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**



Legislation Details (With Text)

**File #:** 20-9876      **Version:** 1      **Name:** TA200401 – Amend Article 4 and Article 30, stores.  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 3/16/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 5/19/2020      **Final action:**  
**Title:** TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [PZ Draft Minutes of 05-11-2020.pdf](#)  
[PZ Draft Minutes 04-27-20.pdf](#)

Date	Ver.	Action By	Action	Result
5/11/2020	1	Planning and Zoning Commission		
5/5/2020	1	City Council		
4/27/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

**Presenter**

Savannah Ware, AICP, Chief City Planner

**Recommended Action**

Approve

**Analysis**

**OVERVIEW:**

Staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format

and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers.

In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce (fruits and vegetables). This text amendment will add similar regulations to the Unified Development Code (UDC).

### **HISTORY:**

- January 24, 2020: Staff mailed a letter to dollar store operators notifying them of a public stakeholder meeting on February 13, 2020.
- February 4, 2020: Staff proposed for discussion regulations regarding dollar stores to the City Council Development Committee (CCDC).
- February 13, 2020: Staff held a stakeholder meeting with dollar store operators.
- March 3, 2020: Staff presented proposed UDC amendments to CCDC and CCDC recommended approval.
- April 27, 2020: Planning and Zoning Commission recommended approval (vote of 7-2) of text amendments that would allow variety stores by right as long as the proposed use is located more than 5,000 feet from another variety store and require a SUP for variety stores located closer than 5,000 feet.
- May 11, 2020: Staff brought the text amendment back to the Planning and Zoning Commission for clarification. The proposed text amendments prohibit variety stores if located within 5,000 feet of another variety store and requires an SUP if located more than 5,000 feet from another variety store. The Planning and Zoning Commission recommended denial by a vote of 8-0.

### **ARTICLE 30 - DEFINITIONS:**

Variety Store: A retail store that sells a wide variety of relatively small and inexpensive novelty and household items, but does not typically offer for sale a large variety of fresh foods, does not typically include a pharmacy, and does not typically exceed 12,000 square feet in size.

### **ARTICLE 4 - PERMISSIBLE USES:**

#### ***SECTION 16 - VARIETY STORES***

##### **4.16.1 Limits on Concentration**

- a. Variety stores are prohibited unless the proposed use is located more than 5,000 feet from another variety store.
- b. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit (SUP) only.
- c. In addition to the criteria for an SUP set forth in Article 5, when reviewing a request for SUP for a variety store use, the City Council shall consider:

1. Whether the proposed variety store will likely have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.
  2. The availability of healthy food options in the area of the proposed use including the proximity of full-service grocery stores within one-half (½) mile of the proposed use and effect of the use on the retail food environment index as defined by the Centers for Disease Control and Prevention.
  3. Whether the proposed use is within a food desert, as defined by the United States Department of Agriculture at the time of application.
- d. An SUP approved under this section must stipulate that a minimum of ten percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.
- e. Incidental outdoor display is prohibited at all variety stores.
- f. A nonconforming variety store in existence on xxxx, may relocate on the same parcel or within the same shopping center that it currently exists without obtaining a SUP provided the nonconforming variety store has not been terminated as provided in Article 19, “Non-Conforming Development” and the use complies with all other applicable regulations.

RETAIL AND COMMERCIAL USES	NAICS CODE	MU	OFFIC	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
<b>VARIETY STORE</b> <i>(See Section 4.16)</i>	<b>452990</b> <i>See Article 30</i>	X			X	X	X	X	X	X	X	X
					S*	S*	S*	S*		S*	S*	S*

**\*This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.**

**Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 4, “PERMISSIBLE USES”; AND ARTICLE 30, “DEFINITIONS” OF THE UNIFIED DEVELOPMENT CODE TO CREATE DEFINITIONS AND REGULATIONS FOR VARIETY STORES; REPEALING**

**ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the City's 2018 Comprehensive Plan establishes a healthy community as a guiding principle for the City of Grand Prairie; and

**WHEREAS**, improving the health of the community is a priority for the City of Grand Prairie; and

**WHEREAS**, access to services, recreational, health-related amenities, and healthy food, are key factors in public health; and

**WHEREAS**, there are food deserts in Grand Prairie where fresh fruit, vegetables, and other healthy whole foods are not accessible to the population; and

**WHEREAS**, variety stores tend to locate in food deserts; create them in areas in which they locate; discourage other retailers that offer a healthier mix of choices from locating or remaining near them; and offer mostly inexpensive, energy-dense, low-nutritive foods and beverages rather than fresh, nutritious food; and

**WHEREAS**, a good mix of retail food options has the potential to revitalize neighborhoods and commercial centers and improve access to a healthy diet, particularly for populations in underserved areas; and

**WHEREAS**, in furtherance of the guiding principle of a healthy community established by the City in its Comprehensive Plan, the City Council desires to promote access to healthy food options, particularly in underserved neighborhoods, by regulating variety stores

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

**SECTION 1.** THAT, Article 4, "Permissible Uses" of the Unified Development Code, City of Grand Prairie, Texas, be amended, by adding "variety store" to the Use Chart under Retail and Commercial Uses, and designating the zoning districts in which they are permitted, as follows:

RETAIL AND COMMERCIAL USES	NAICS CODE	MU	OFFIC	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
VARIETY STORE <i>(See Section 4.16)</i>	<u>See Article 30</u>				S*	S*	S*	S*		S*	S*	S*

\*This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.

**SECTION 2.** That, Article 4, "Permissible Uses" of the Unified Development Code, City of Grand Prairie, Texas, be amended by adding a new Section 16, "Variety Stores," to read as follows:

***"SECTION 16 - VARIETY STORES***

4.16.1 Limits on Concentration

- a. Variety stores are prohibited unless the proposed use is located more than 5,000 feet from another variety store.
- b. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit (SUP) only.
- c. In addition to the criteria for an SUP set forth in Article 5, when reviewing a request for SUP for a variety store use, the City Council shall consider:
  - 1. Whether the proposed variety store will likely have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.
  - 2. The availability of healthy food options in the area of the proposed use including the proximity of full-service grocery stores within one-half (½) mile of the proposed use and effect of the use on the retail food environment index as defined by the Centers for Disease Control and Prevention.

3. Whether the proposed use is within a food desert, as defined by the United States Department of Agriculture at the time of application.
- d. An SUP approved under this section must stipulate that a minimum of ten percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.
- e. Incidental outdoor display is prohibited at all variety stores.
- f. A nonconforming variety store in existence on May 19, 2020, may relocate on the same parcel or within the same shopping center that it currently exists without obtaining a SUP provided the nonconforming variety store has not been terminated as provided in Article 19, "Non-Conforming Development" and the use complies with all other applicable regulations."

**SECTION 3.** THAT Sections of Article 4 "Permissible Uses" not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

**SECTION 4.** THAT, Article 30, "Definitions" of the Unified Development Code, City of Grand Prairie, Texas, be amended, by adding the definition of Variety Stores, as follows:

"Variety Store: A retail store that sells a wide variety of relatively small and inexpensive novelty and household items, but does not typically offer for sale a large variety of fresh foods, does not typically include a pharmacy, and does not typically exceed 12,000 square feet in size."

**SECTION 5.** THAT Sections of Article 30 "Definitions" not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

**SECTION 6.** THAT if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 7.** THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

**SECTION 8.** THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall

constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**SECTION 9.** THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS THE 19<sup>th</sup> DAY OF MAY, 2020.**

**ORDINANCE NO.  
CASE NO. TA200401**



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser.

COMMISSIONERS ABSENT: Clayton Fisher.

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #7 –TA200401 – Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.

Ms. Ware stated staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers. In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce. This text amendment will add similar regulations to the Unified Development Code.

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

Alan Rubenstein, Real Estate Manager for Family Dollar & Dollar Tree stores for North Texas, 4501 Yacht Club Drive, Rockwall, TX. Mr. Rubenstein stated his intentions are not to be a troublemaker nor take up the commissioner time. He is speaking for himself only and asked that he be allowed to do his job, he has opened 9 stores in Grand Prairie over the years they are not a

variety store, they are not grocery stores nor are they in the business as grocery stores they are an infill neighborhood store. He said this text amendment bothers him more as a citizen than a worker. He asked that this case not be approve.

Commissioner Moser and Commissioner Hedin stated they both agrees with Mr. Rubenstein.

There being no further discussion on the case commissioner Moser move to close the public hearing and deny case TA200401. The action and vote recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Coleman, Connor, Hedin, Landrum, Perez, Moser, Smith, Spare

Nays: None

**Case Denied: 8-0**

Motion: **carried.**

**Grand Prairie**  
T E X A S  
D r e a m B i g ★ P l a y H a r d  
**REGULAR PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**APRIL 27, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser, Clayton Fisher.

COMMISSIONERS ABSENT: None

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Chairperson Spare gave the invocation, and led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #5 –TA200401 – Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.

Ms. Ware stated staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers. In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce (fruits and vegetables). This text amendment will add similar regulations to the Unified Development Code. The Development Review Committee recommends approval.

Commissioner Landrum asked what drove the changes to the ordinance. Ms. Ware stated this was a request from the City Council Development Committee and Council we are trying to limit these stores from being, clustered close together.

Commissioner Smith stated there are stores that are already too close to each other what happens with these stores, would they be grandfather with the new ordinance. Ms. Ware stated they would be able to continue operation. Mrs. Smith asked who would oversee and make sure they are

providing the right percentage of produce in their stores. Ms. Ware stated the city would be conducting inspections.

At 6:49 p.m., Commissioner Moser joined the meeting.

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

Alan Rubenstein, Real Estate Manager for Family Dollar & Dollar Tree stores for North Texas, 4501 Yacht Club Drive, Rockwall, TX. Mr. Rubenstein stated he was not aware of any open forums regarding this case. Dollar stores are not grocery stores nor are they in the business as grocery stores they are an infill neighborhood store. They cater to the elderly and citizens that do not have a way to go to the bigger box stores and live on a paycheck to paycheck. They are an essential business. The changes need to be submitted to an attorney to make sure the changes are feasible. He sees convenient stores on every corner and their items are at a higher cost and do not sell nutrition foods, and asked why are fast food places not regulated they do not sell nutrition foods. He said this ordinance would not be a fair advantage.

Chairperson Spare asked how many stores he oversee in Grand Prairie. Mr. Rubenstein said he has nine Family Dollar stores and five Dollar Tree stores in Grand Prairie. He said this ordinance is anti-competitive.

Bill Crolley stated the changes were discuss at the City Council Committee meeting to try, and avoid a concentration of these types of stores staff has been working on the changes for several months and had an open meeting with several storeowners.

Commissioner Connor said he sees what has happen in Arlington with these types of stores therefore he can support the changes.

Commissioner Coleman stated he has experience in the produce industry, and produce has a short shelf life, and changing this ordinance to allow produce might not be in their best interest.

Commissioner Moser said what is staff's opinion regarding Mr. Rubenstein's trade argument. Mark Dempsey stated in his opinion the amendment can be adopted.

Commissioner Hedin and Perez stated they agree with Commissioner Connor.

Chairperson Spare stated if the store is required to obtain an SUP, then we are asking them to put in a section for produce.

Allen Rubenstein stated if you look at their competitors such as Sam's or Costco they have a distance requirement, because they are a big store box, then you have the grocery stores on the next tier down, then there are the dollar stores, why treat them different from a chicken restaurant where you can find three at the same location.

Commissioner Connor stated he is not against free enterprise, but do we need all these type of stores close together, what happens to the building once they stop operating.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case TA200401. The action and vote recorded as follows:

Motion: Connor

Second: Hedin

Ayes: Connor, Fisher, Hedin, Landrum, Perez, Smith, Spare

Nays: Coleman, Moser

**Denied: 7-2**

Motion: **carried.**



Legislation Details (With Text)

**File #:** 20-9968      **Version:** 1      **Name:** USP200501 – Unified Development Plan – Gibson Digital Sign

**Type:** Agenda Item      **Status:** Items for Individual Consideration

**File created:** 5/6/2020      **In control:** Planning and Zoning Commission

**On agenda:** 5/19/2020      **Final action:**

**Title:** USP200501 - Unified Development Plan - Gibson Digital Sign (City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Location Map.pdf](#)  
[Exhibits.pdf](#)  
[PZ Draft Minutes of 05-11-20.pdf](#)

Date	Ver.	Action By	Action	Result
5/11/2020	1	Planning and Zoning Commission		

**From**  
Chris Hartmann

**Title**  
USP200501 - Unified Development Plan - Gibson Digital Sign (City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. (On May 11, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Presenter**  
Savannah Ware, AICP, Chief City Planner

**Recommended Action**  
Approve

**Analysis**

**SUMMARY:**

Unified Signage Plan for an electronic message center on a pylon sign, located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394.

**PURPOSE OF REQUEST:**

The applicant is requesting approval of a variance to allow for the construction of a 50 square foot electronic message center on an existing pylon sign. The existing Town & Country Furniture pylon sign is being refurbished for the Gibson's Apartment Complex. The existing sign consists of a 6'x21' and a 5'x22' sign. The pylon sign is considered legally nonconforming due to the changes in the sign code. Per Article 9, Sign Standards of the Unified Development Code (UDC), Electronic message center signs are only permitted on monument signs. The addition of the EMC to the pylon would create a larger nonconformity, which requires a variance. The surrounding area impacted by the sign is entirely retail, commercial, and multi-family. Because the sign is along a primary arterial, staff believes the sign will not negatively detract from the area.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the sign. As part of the building permit review process, Building Inspections will ensure that the sign complies with all regulations.

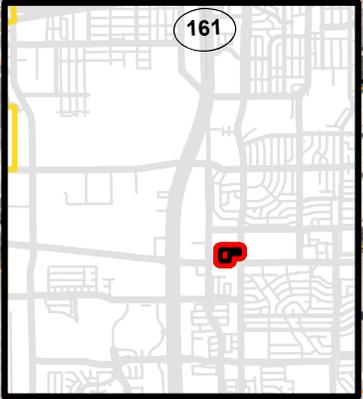
**RECOMMENDATION:**

Staff recommends approval of the Unified Signage Plan.



W Pioneer Pkwy

S Carrier Pkwy



CASE LOCATION MAP

Case Number USP200501

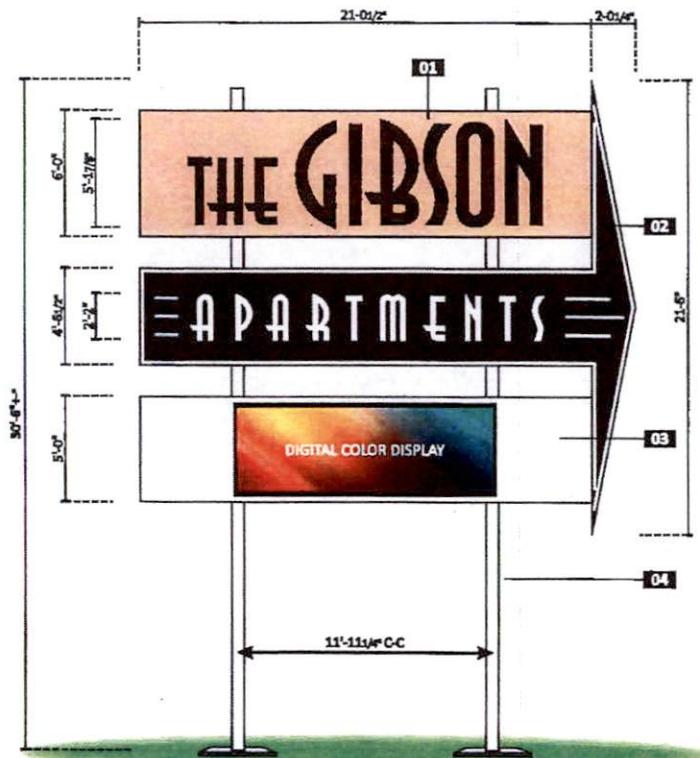
Gibson Digital Sign at 2422 Carrier Parkway



City of Grand Prairie  
Development Services

(972) 237-8255

www.gptx.org



**A** EXISTING D/F PYLON SIGN REFURB

ONE (1) REQUIRED

**OPTION 2**

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

- 01** INSTALL NEW ALUM. SIGN FACES  
PAINTED COLOR T.B.D. (TO MATCH BUILDING)  
WITH FACE LIT CHANNEL LETTERS INTERNALLY ILLUMINATED  
WITH WHITE LED'S - BLACK JEWELITE AND RETURNS  
AND DUAL BLACK VINYL OVERLAYS
- 02** INSTALL NEW ALUM. ARROW SIGN FACES PAINTED BLACK  
WITH WHITE LED CONTOUR  
LETTERS TO BE FACE LIT CHANNEL  
INTERNALLY ILLUMINATED WITH WHITE LED'S  
AND WHITE ACRYLIC FACES  
BLACK JEWELITE AND RETURNS
- 03** INSTALL NEW ALUM. SIGN FACES  
PAINTED GRAY COLOR T.B.D. (TO MATCH BUILDING)  
WITH WATCHFIRE - 4'-5" X 12'-3" - 16MM COLOR  
LED DISPLAY SIGN
- 04** REPAINT EXISTING STEEL BEAM SUPPORTS GRAY  
(TO MATCH BUILDING)

**ALL RETURNS PAINTED TO MATCH SIGN FACES  
VERIFY ALL SIZES PRIOR TO FABRICATION**



THE GIBSON

Design #	0007671A
Sheet	3 of 4
Client	THE GIBSON
Address	1422 S CAMBER PERRY GRAND PRAIRIE, TX
Account Rep.	CE/SS
Designer	RF
Date	01.24.20
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landscape	
Revision / Date	

**CHANDLER**  
000000

chandleresigns.com

Professional Seal: 2008 University of North Texas  
Professional Seal: 2008 University of North Texas

Site Address: 2210 E. Palm Avenue  
Grand Prairie, TX 75049  
214-261-1111

Street View: 2210 E. Palm Avenue  
Grand Prairie, TX, 75049

Hardware ID: 2008 Grand Prairie, TX  
2008 Grand Prairie, TX

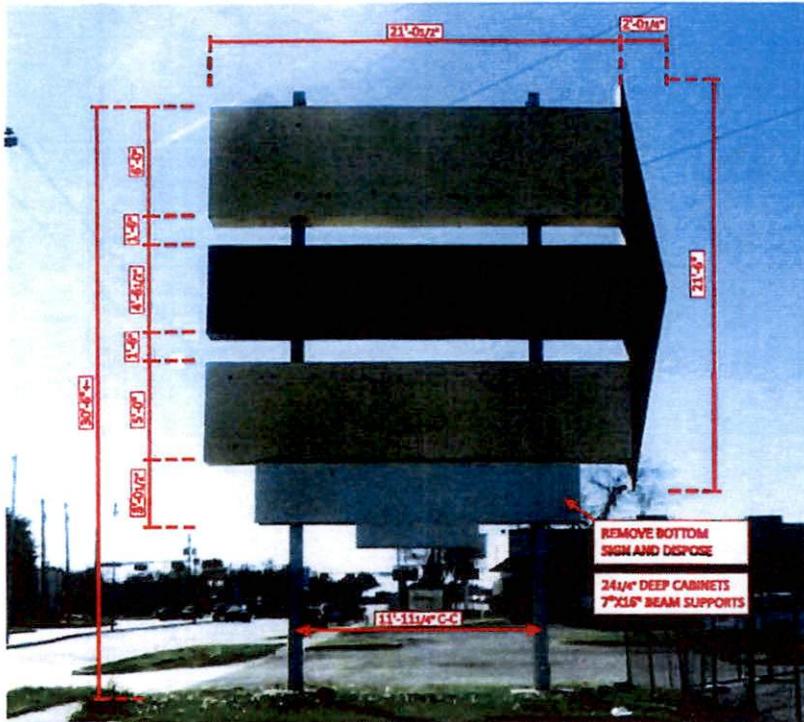
Height: 221 Woodway Place  
Grand Prairie, TX 75049  
214-261-1111

North Arrow: 221 Woodway Place  
Grand Prairie, TX 75049  
214-261-1111

This drawing is the property of  
Chandler Signs, LLC  
All rights in the work of the architect  
and manufacturer by Chandler Signs, LLC

**FINAL ELECTRICAL  
CONNECTIONS BY  
CUSTOMER**

See also a reference to an electrical  
contractor who shall be responsible for  
the proper installation of the sign  
and shall be responsible for the  
proper installation of the sign  
and shall be responsible for the  
proper installation of the sign



**EXISTING VINTAGE D/F PYLON SIGN**  
TO BE REFURBISHED AND TO HAVE NEW SIGN FACES



**THE GIBSON**

Design #	046971A
Sheet	1 of 4
Client	THE GIBSON
Address	3422 S GARDNER POND BRAND PRIME, TX.
Account Rep.	CE/SS
Designer	RFF
Date	01.24.20
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landscape	
Revision / Date	

**CHANDLER SIGNS**  
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10000 W. Parker Avenue  
Suite 100  
Dallas, TX 75244  
972-443-8888

10000 W. Parker Avenue  
Suite 100  
Dallas, TX 75244  
972-443-8888

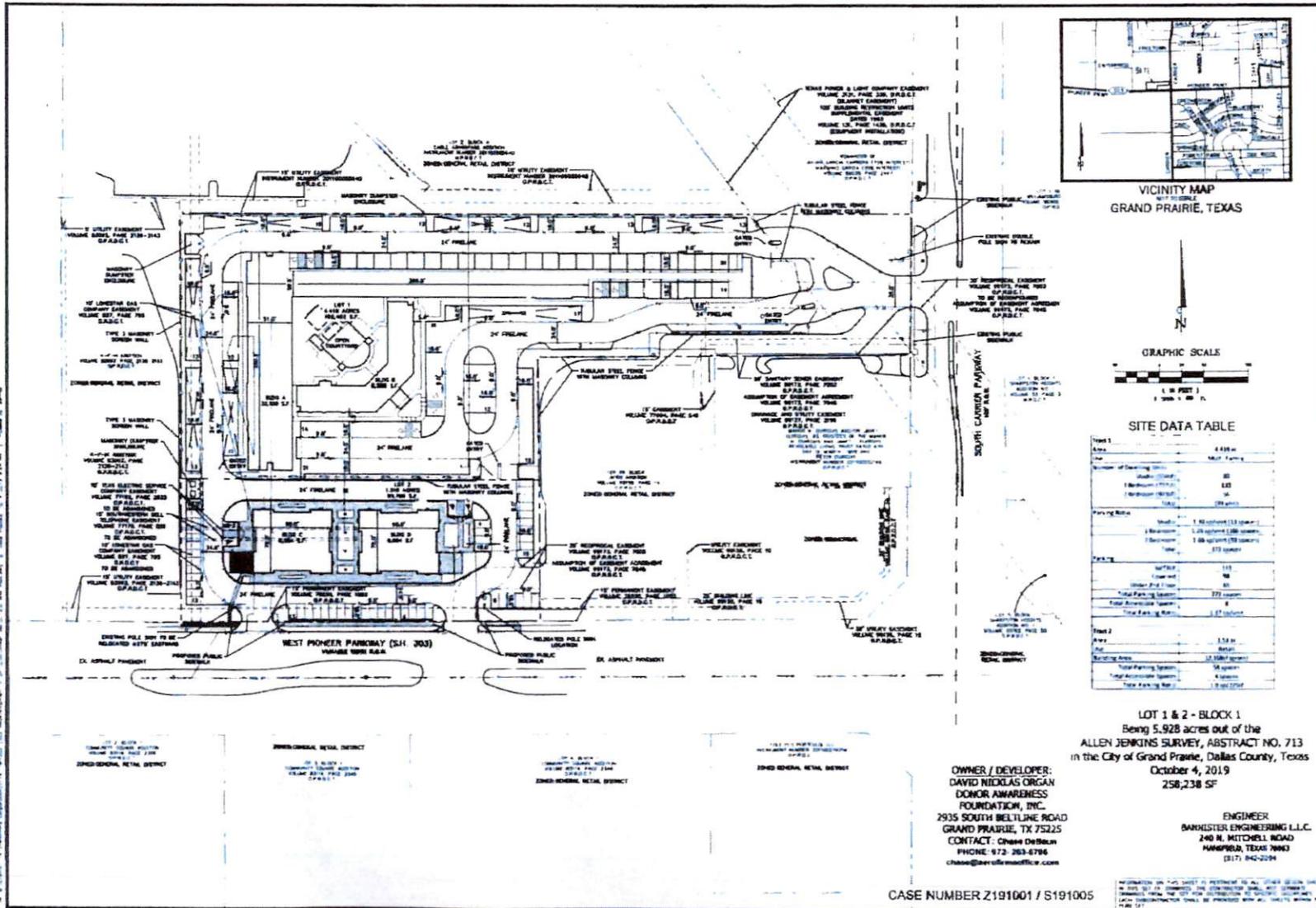
10000 W. Parker Avenue  
Suite 100  
Dallas, TX 75244  
972-443-8888

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

UL

Exhibit B- Site Plan



**BANNISTER**  
ENGINEERING

303 REDEVELOPMENT  
902 WEST PIONEER PARKWAY  
GRAND PRAIRIE, TEXAS

SITE PLAN

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SHEET NUMBER  
**EXH-A**

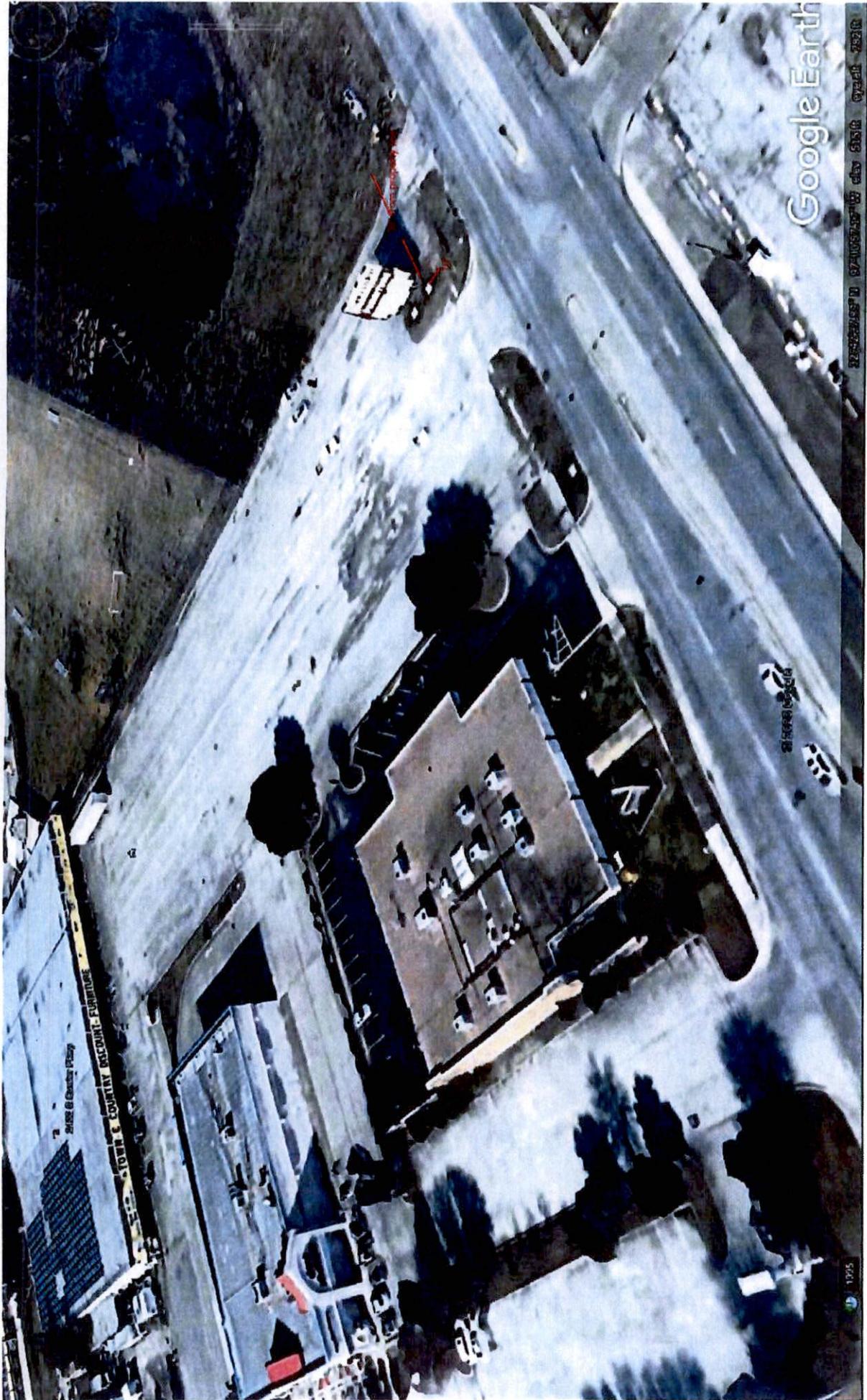
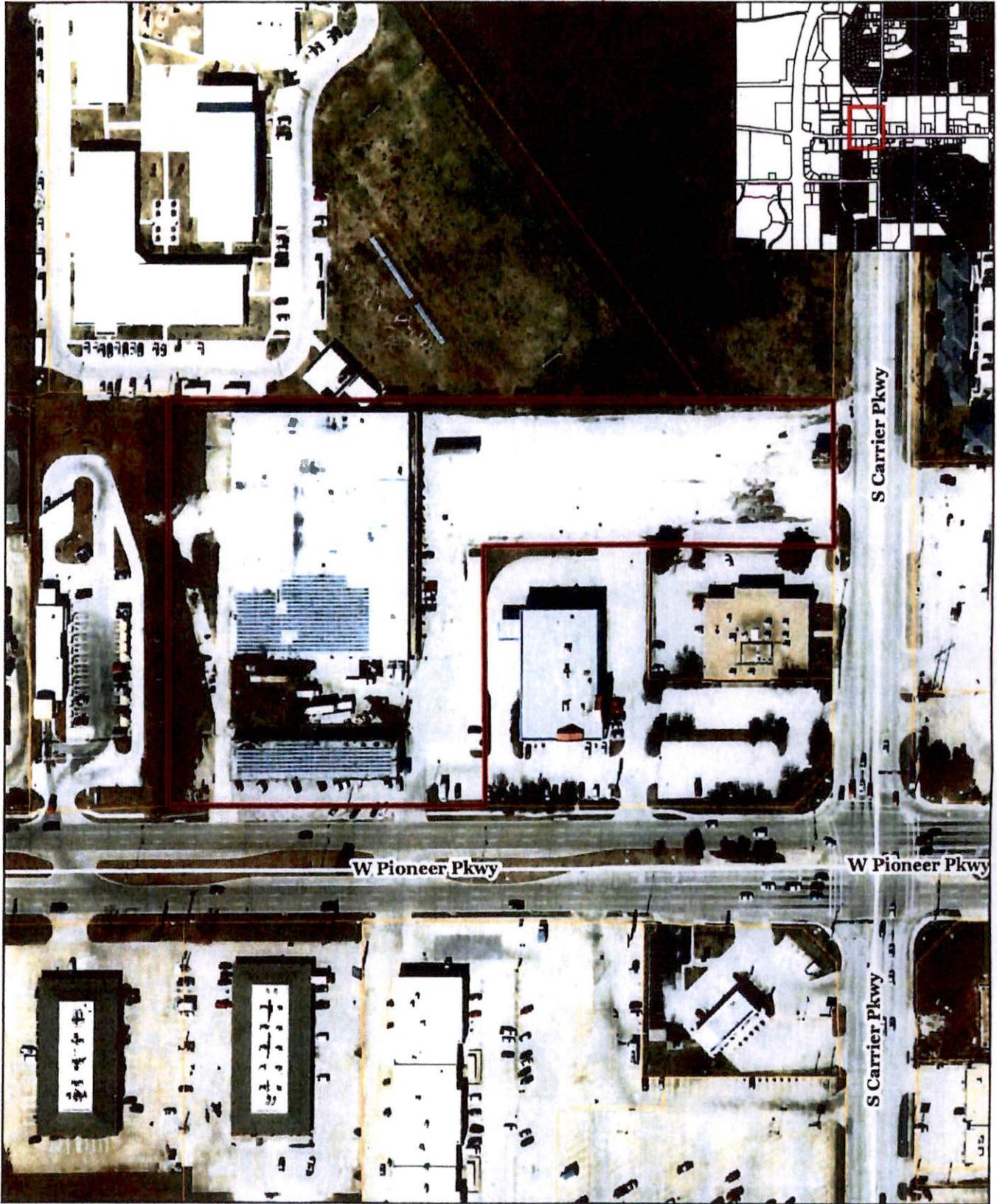


EXHIBIT A- Location Map



CASE LOCATION MAP  
Case Number: Z191001/S191005  
The Gibson Apartments

City of Grand Prairie  
Planning and Development  
(972) 237-8257 • www.gptx.org



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser.

COMMISSIONERS ABSENT: Clayton Fisher.

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

ITEM FOR INDIVIDUAL CONSIDERATION: Item #4- USP200501 – Unified Development Plan – Gibson Digital Sign (Commissioner Hedin/City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun.

Ms. Ware stated the applicant is requesting approval of a variance to allow for the construction of a 50 square foot electronic message center on an existing pylon sign. The existing Town & Country Furniture pylon sign is being refurbish for the Gibson's Apartment Complex. The existing sign consists of a 6'x21' and a 5'x22' sign. The pylon sign is consider legally nonconforming due to the changes in the sign code. Per Article 9, Sign Standards of the Unified Development Code, Electronic message center signs are only permit on monument signs. The addition of the EMC to the pylon would create a larger nonconformity, which requires a variance. The surrounding area impacted by the sign is entirely retail, commercial, and multi-family. Because the sign is along a primary arterial, staff believes the sign will not negatively detract from the area. Subject to approval of this application, an approved building permit will be required prior to the final inspection of the sign. As part of the building permit review process, Building Inspections will ensure that the sign complies with all regulations. Staff recommends approval of the Unified Signage Plan.

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

commissioner Hedin moved to close the public hearing and approve case USP200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Hedin

Second: Landrum

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**



Legislation Details (With Text)

<b>File #:</b>	20-9935	<b>Version:</b>	1	<b>Name:</b>	Developer Participation Agreement with Prairie Gate Ph II Development
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/22/2020	<b>In control:</b>		<b>In control:</b>	Engineering
<b>On agenda:</b>	5/19/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">WO 620.73.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

max

**Title**

Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000

**Presenter**

Gabe Johnson, Director of PublicWorks

**Recommended Action**

Approve

**Analysis**

Prairie Gate Phase II Development is the retail/commercial development at Westcliff Road in Grand Prairie. This site is currently an asphalt road. In an effort to attract retail/commercial developments at this location, developer Rodney DeBaun of Aerofirma Corp., has proposed constructing the necessary roadway infrastructure to prepare the area for development and to serve other adjacent properties and provide service to additional properties. Mr. DeBaun’s Prairie Gate Ph II Development will have approximately 10.5 acres of commercial/multi-family in the Development.

This agreement is proposed for construction with the City and the Prairie Gate Ph II Development including paving and drainage that will allow this area to be "Development Ready." This agreement covers the City CIP portion that the Developer is constructing instead of the City constructing to take advantage of the other work done by the Developer. This is being done at a substantial savings to the City' CIP for this infrastructure.

Project will include design, demolishing of existing asphalt road and concrete replacement with drainage for 935' of 37' back of curb new concrete street per City Specifications. It will also include 10' grass installed on East and WEst sides of the street.

Estimated Total project cost will be \$1,080,000 for Westcliff Road from Fish Creek Road to IH 20. Aerofirma has agreed to enter into this development agreement with the City to get this much needed road improvement completed for a 50/50 split between Aerofirma and the City of Grand Prairie.

All public participation in the cost of the Public Improvements associated with the project is dedicated to the extension of the improvements as per the Capital Improvements Plan, to increase necessary capacity for existing and in anticipation of other future development in the area as approved in the City's Capital Improvement Projects budget. Further, the City's participation shall be based on funds appropriated for this project in the Capital Projects Funds. The City's participation amount will remain applicable for a period not to exceed 24 months. If work on the Public Improvements has not been initiated within 24 months of the date this Agreement was executed and the Agreement has not been amended by the City Council to provide for an extension, then this Agreement shall be terminated and the City will have no further obligation under this Agreement. This item will be reviewed by the Finance and Government Committee at its meeting held on May 5, 2020.

#### **Financial Consideration**

Funding for the Developer Participation Agreement for Prairie Gate Phase II Development of Westcliff Road, for a not to exceed amount of \$540,000, is available in the Street Capital Project Fund (400192) WO #02007303 (FY20 Developer Participation STRT)

## CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192 / 02007303  
 Project Title: FY20 Developer Participation  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$1,000,000	\$1,000,000		\$1,000,000	\$1,000,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>



Legislation Details (With Text)

<b>File #:</b>	20-9945	<b>Version:</b>	1	<b>Name:</b>	Public Hearing-Resolution to Create Greenway Trails Public Improvement District No. 19
<b>Type:</b>	Resolution	<b>Status:</b>			Items for Individual Consideration
<b>File created:</b>	4/24/2020	<b>In control:</b>			Fire
<b>On agenda:</b>	5/19/2020	<b>Final action:</b>			
<b>Title:</b>	Public Hearing - Resolution to Create Greenway Trails Public Improvement District No. 19 (City Council District 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A-Greenway Trails - Budget FYY21.pdf</a> <a href="#">Exhibit B Greenway Trails District Boundary Map.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

Lee Harriss

**Title**

Public Hearing - Resolution to Create Greenway Trails Public Improvement District No. 19 (City Council District 6)

**Presenter**

Lee Harriss

**Recommend Action**

Approve

**Analysis**

The City received a petition signed by the required number of property owners in Greenway Trails requesting that the City create a public improvement district (PID) for the neighborhood. The PID would consist of approximately 289.33 acres of land divided into approximately 608 lots. The **general** boundaries of the assessment district are as follows: all phases of the Greenway Trails subdivision.

The estimated first year expenditures of the PID are \$5,423, which would begin in 2020-21. This will be funded by assessments of \$5,950 and by the City, which will pay \$1,178 to the PID for right-of-way maintenance during its first year of operation, beginning in October 2020. The property owners' assessments will be based on assessments of the existing properties within the District as recorded on the tax rolls of the Dallas County Assessor Collectors office and collected through the property tax system and will begin in 2020-2021.

The revenues raised by PID assessments will be used to provide for the perpetual maintenance of existing landscape, fencing, and irrigation system, and install and perpetually maintain future landscape, fencing, and irrigation, in accordance with Exhibit A of the petition.

The law authorizing the creation of a PID requires that a public hearing be conducted to receive comment. Following the public hearing, the City Council will consider a resolution authorizing the establishment of Public Improvement District #19. If PID #19 is established, a public hearing will be held in September, 2020 on a 2020/21 budget, a five-year service plan, levying an assessment, and approving the PID board membership.

#### **Financial Consideration**

The City of Grand Prairie will provide administrative support to the PID and will prepare and mail assessment notices. The estimated budget for the PID during FY 2020-21 is \$5,423, which includes City cost of \$1,178 for right of way maintenance, which will be funded from Park Venue Operating Fund to the PID.

#### **Body**

### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, ESTABLISHING GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 19 (GREENWAY TRAILS), ESTABLISHING DISTRICT BOUNDARIES AND POWERS, MEANS OF ASSESSMENT AND GOVERNANCE, REQUIRING PUBLICATION AND PROVING AN EFFECTIVE DATE**

**Whereas**, on May 19, 2020, a petition for creation of the Grand Prairie Public Improvement District No. 19 was filed with the City of Grand Prairie and presented to the City Council of the City of Grand Prairie; and

**Whereas**, the City of Grand Prairie has found and determined that such petition included sufficient signatures and met other requirements of Sections 372.002 and 372.005 of the Public Improvement District Assessment Act (V.T.C.A., Local Government Code, Section 372.001, et seq., (the "Act")); and

**Whereas**, the City of Grand Prairie gave written notice and notice by publication that a public hearing would be held by the City Council on May 19, 2020, at 6:30 p.m., in accordance with Section 372.009 of the Act; and

**Whereas**, the City Council held such public hearing on May 19, 2020, finally adjourned such hearing, and desires to adopt the following Resolution which authorizes establishment of the district and the exercise of the powers granted by the Act, makes findings concerning improvements and/or services to be provided by the district and authorizes the City Secretary to publish notice of establishment of the district

**NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of GRAND PRAIRIE, Texas that:**

**Section 1.** The City Council, after duly considering the evidence and testimony presented at the public hearing held on May 19, 2020, hereby makes the following findings:

(a) It is advisable to establish a public improvement district under the Public Improvement District Assessment Act (V.T.C.A., Local Government Code, Section 372.001, et seq.), which district shall be known as the Grand Prairie Public Improvement District No.19.

(b) It is advisable to authorize the City of Grand Prairie to exercise the powers granted by the Public Improvement Assessment Act in connection with the establishment of a public improvement district and to undertake improvement projects and/or services that confer a special benefit on property in the district and the levying and collection of special assessments on property in the district, based on the benefit conferred by the improvement projects and/or services, to pay the costs of such projects and/or services.

(c) It is advisable for improvements and/or services to be undertaken and provided by the district.

(d) The general nature of the improvements and/or services to be provided by the district shall include:

- (1) an improvement district program to perpetually maintain and repair existing landscaping, fencing, and irrigation system;
- (2) an improvement district program to perpetually maintain and repair new landscaping, fencing, and irrigation; and
- (3) an improvement district program to fund additional landscaping, fencing, and irrigation.

The improvements and/or services will be a supplement to the standard existing level of city improvements and/or services and will constitute an added increment to the improvements and/or services normally provided to the taxpayers generally. The City will continue to furnish or pay for standard improvements and/or services in the district at the same level as they would be provided to the taxpayers generally.

(e) The estimated costs of the improvements and/or services for the district during the first year of operation are:

(1)	Landscape Maintenance	\$ 4,000
(2)	Collection Service	\$ 3
(3)	Property Insurance Premium	\$ 1,400
(4)	Liability Insurance Premium	\$ 20
<b>Total First Year Estimated Costs</b>		<b><u>\$ 5,423</u></b>

The cost of constructing additional improvements and/or providing additional supplemental services in subsequent years will be determined in the service plan to be adopted and amended from time to time by the City Council.

(f) The improvement district consists of a tract of land in the City of Grand Prairie, Ellis County, Texas, consisting of approximately 289.33 acres of land divided into approximately 608 lots known as Greenway Trails to the City of Grand Prairie. The subdivisions are generally known as Greenway Trails, including the entire Greenway Trails subdivision. A map of the proposed district is on file in the office of the City Secretary, 300 West Main Street, Grand Prairie, Texas, and is made a part hereof by reference.

(g) The method of assessment is:

(1) A service plan will be approved and adopted by the City Council for a period of not less than five years. The plan would be reviewed and updated annually by the City Council to determine the annual budget for improvements and/or services within the district.

(2) The cost of improvements and/or services will be assessed against real property within the district based on a percentage of assessed values of each property within the district.

(3) The City Council of the City of Grand Prairie will be authorized to establish by ordinance reasonable classifications and formulas for the apportionment of costs between the City and the property to be assessed and to establish the methods for assessing special benefits for various classes of improvements and/or services.

(h) The apportionment of costs between the improvement district and the City as a whole shall be:

(1) All of the cost of an improvement and/or service shall be paid by special assessments against real property and structures or other improvements thereon in the district.

(2) The City as a whole will continue to provide standard improvements and services to the district at the same level as they provided to the taxpayers generally.

(i) The probable maximum benefits to be conferred on each tract in the district because of the improvements and/or services will be greater than the amount of the assessment against such tract and the owners thereof.

(j) The area to be assessed may not include any property not within the area described in paragraph (f) unless an additional hearing is held to include the property and notice for hearing is given in the same manner as notice under Section 372.009 of the Public Improvement District Assessment Act.

**SECTION 2:** The Grand Prairie Improvement District No. 19 (Greenway Trails) is authorized to be and is hereby established as a public improvement district under the Public Improvement District Assessment Act, in accordance with the above findings as to the advisability to all of the terms, conditions, limitations, and reservations contained in such findings.

**SECTION 3:** The City Secretary is hereby directed to give notice of authorization for establishment of the district by publishing a copy of this Resolution once in a newspaper of general circulation in the City of Grand Prairie. Such authorization shall take effect and the district shall be deemed to be established effective upon the publication of such notice.

**SECTION 4:** Actual construction of improvements or implementation of services by the district may not begin until after the 20th day after the date the authorization for the district takes effect.

**SECTION 5:** The district shall be a complete alternative to other methods by which the City of Grand Prairie may finance public improvement and/or special supplemental services by assessing property owners.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS THE 19TH DAY OF MAY, 2020.**

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 19**  
**Greenway Trails**  
**Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.20 per \$100 of appraised value.  
 Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue			
<b>Appraised Value</b>	\$2,974,780	\$ 0.20	\$ 5,950			
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	
<b>Estimated No. of Homes Built by Year</b>	-	117	108	131	131	
<b>Estimated Total No. of Improved Properties</b>	-	117	225	356	487	
<b>Estimated No. of Unimproved Properties</b>	1	491	383	252	121	
<b>Total No. of Properties</b>	1	608	608	608	608	
<b>Beginning Balance (Estimated)</b>	\$ -	\$ 1,705	\$ 7,119	\$ 10,793	\$ 8,213	
<b>Description</b>	<b>Acct. No.</b>					
P.I.D. Assessment	42620	\$ 5,950	\$ 121,180	\$ 188,140	\$ 269,360	\$ 350,580
City Contribution	49780	1,178	1,178	1,178	1,178	1,178
<b>TOTAL INCOME</b>		<b>\$ 7,128</b>	<b>\$ 122,358</b>	<b>\$ 189,318</b>	<b>\$ 270,538</b>	<b>\$ 351,758</b>
<b>Amount Available</b>		<b>\$ 7,128</b>	<b>\$ 124,063</b>	<b>\$ 196,437</b>	<b>\$ 281,331</b>	<b>\$ 359,971</b>

<b>EXPENSES:</b>						
<b>Description</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Office Supplies	60020	\$ -	\$ -	\$ 600	\$ 600	\$ 600
Decorations	60132	-	-	5,000	15,000	15,000
Beautification	60490	-	500	10,000	10,000	45,000
Graffiti Cleanup	60775	-	-	1,000	1,000	1,000
Wall Maintenance	60776	-	1,000	1,000	2,000	5,000
Mowing Contractor	61225	4,000	65,000	75,000	75,000	75,000
Tree Services	61226	-	-	-	10,000	40,000
Collection Service (\$2.95/Acct)	61380	3	1,794	1,794	1,794	1,794
Misc.	61485	-	500	500	10,000	10,000
Admin./Management	61510	-	18,000	18,000	18,000	18,000
Postage	61520	-	-	-	600	600
Electric Power	62030	-	7,000	8,000	8,000	8,000
Water Utility	62035	-	20,000	22,000	55,125	57,881
Bldgs & Grounds Maintenance	63010	-	-	5,000	20,000	25,000
Pond Maintenance-Aquatic	63038	-	-	16,000	16,000	16,000
Pond Maintenance-Equipment	63039	-	-	10,000	10,000	10,000
Irrigation System Maint.	63065	-	1,000	2,000	10,000	10,000
Playgrounds/Picnic Areas Maint	63135	-	-	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	-	500	2,000	2,000	2,000
Property Insurance Premium	64080	1,400	1,400	1,400	1,500	1,500
Liability Insurance Premium	64090	20	250	350	500	650
Water Well Maintenance		-	-	5,000	5,000	5,000
Fencing		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 5,423</b>	<b>\$ 116,944</b>	<b>\$ 185,644</b>	<b>\$ 273,119</b>	<b>\$ 349,025</b>
<b>Ending Balance</b>		<b>\$ 1,705</b>	<b>\$ 7,119</b>	<b>\$ 10,793</b>	<b>\$ 8,213</b>	<b>\$ 10,946</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$ 200	Avg. Property Value:	\$ 350,000
\$200,000	\$ 400	Avg. Unimproved	\$ 40,000
\$300,000	\$ 600	Avg. Imp. Property Assessment:	\$ 700
\$400,000	\$ 800	Avg. Unimp. Property Assessment:	\$ 80
\$500,000	\$ 1,000	No. of Properties:	608

