



# **PLANNING AND ZONING COMMISSION MEETING**

## **VIDEO CONFERENCE**

**MONDAY, JANUARY 25, 2021 AT 5:30 PM**

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## **AGENDA**

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person. Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Jan 25, 2021 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/98232611875?pwd=anhwWVFTYWWhTaGMrb0tDWitaQ1B0UT09>

Passcode: gdARBp467f

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All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your

phone by pressing \*6. Any speaker wishing to visually display documents in connection with a presentation must submit them to mspinoza@gptx.org in PDF format no later than 3 o'clock p.m. on January 25, 2021.

## **CALL TO ORDER - Commissioner Briefing**

*It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.*

## **AGENDA REVIEW**

### **\*Agenda Review**

### **\*COVID Meeting Procedures**

## **PUBLIC HEARING - 6:30 PM Video Conference**

Chairperson Shawn Connor Presiding

### **Invocation**

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

## **CITIZEN COMMENTS**

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

## **PUBLIC HEARING CONSENT AGENDA**

*Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.*

1. Approval of Minutes of the January 11, 2021 P&Z meeting.
2. P210104 – Final Plat – Hamilton Bardin Village Addition, Lots 1-4, Block 3R (City Council District 4). Final Plat of Hamilton Bardin Village Lots 1-4, Block 3R, creating four lots on 16.55 acres. Lot B, Block 3, Sheffield Village Phase 4, 5, & 6, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the IH-20 and SH-360 Corridor Overlay Districts, and addressed as 3025 W I-20.
3. RP210102 - Replat - Excellent Auto Addition, Lot 1, Block 1 (City Council District 1). Replat combining multiple lots and abandoned rights-of-way into a single non-residential lot on 0.900-acre property. Lots 16 and 17 and parts of Lots 22, 23 and 24, Block 89 Dalworth Park Addition and Lots 1 and 2, Block Z, Dalworth Park Addition Amended and part of abandoned

Waco Street and a 20' Alley ROW. Zoned LI and is within SH 161 Corridor Overlay District and CBD, Section No. 1, addressed as 1617 W. Jefferson Street.

4. RP210103 - Replat - Dalworth Hills Addition, Lot 34R, Block 6 (City Council District 1). Replat combining two lots; Lots 34 & 36R, Block 6, Dalworth Hills Addition, creating one non-residential lot on 0.611 acres. Lots 34 and 36R, Block 6, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2426 Houston St.
5. RP210104 - Replat - Hong Kong Addition, Lots 1R-2 and 1R-2 (City Council District 1). Replat of Lots 1R-1 and 1R-2, Hong Kong Market Addition, creating two non-residential lots on 9.979 acres. Lot 1R, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2615 W Pioneer Parkway.
6. RP200601 - Replat - Dalworth Park Addition, Lots 1R-1 and 1R-2, Block 108 (City Council District 1). Replat of Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, creating two lots on 0.301 acres. Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 401 SW 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Granados.

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

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

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **PUBLIC HEARING**

*Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.*

- [7.](#) SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.
- [8.](#) SU210101 - Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.
- [9.](#) MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

## **ADJOURNMENT**

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on 01/22/2021.**

**Monica Espinoza**

*Planning Secretary*

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

## **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

It is the custom and tradition of the members of the Planning and Zoning Commission to have an invocation followed by recitals of the United States of America and State of Texas pledges of allegiance prior to the beginning of its meetings. The invocation and pledges are directed to and offered solely for the benefit of the members of Commission, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Commission during the meeting.



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware AICP, Chief City Planner

**TITLE:** Approval of Minutes of the January 11, 2021 P&Z meeting.

**RECOMMENDED ACTION:** Approve

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**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 11, 2021**

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez.

Assistant Attorney Tiffany Bull called the briefing to order by Video Conference at 5:34 p.m.

**AGENDA REVIEW #1** S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Commissioner Spare asked at 3,300 square feet, does it mean these units don't have backyards? Mr. Tooley stated they do have small backyards. Mr. Spare asked what is the square footage of the units that are not meeting the 3,300 sq. ft requirement. Mr. Tooley stated it's between 2,000-3,000 sq. ft. Mr. Spare stated they are far from the 3,300 sq. ft requirement and asked if the city is just bending to their will. Mr. Tooley stated this was proposed the same way during the Concept Plan. Mr. Spare asked why staff is not worried about the size of the lots. Chief City Planner, Savannah Ware stated the concept plan approved back in 2018 showed these lot size and it was confirmed that the depth and lot width were met but they did not have the tabulations on this and the way planned development and concept plan was approved it is consistent with the site plan. Planning and Development Director, Rashad Jackson stated the concept plan is noted the minimal lot size can be 2,100 sq. ft and the planned development also states Appendix W should be followed. Mr. Tooley stated the smallest lot is 2,200 sq. ft. 15 lots 2,200 sq. ft, 12 lots 2,754 sq. ft, 41 lots 3,000 sq. ft and 24 lots 3,060 sq. ft.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

**At 5:43 p.m. Commissioner Landrum was present at the meeting.**

**ITEM #2-** SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Vice Chairperson Moser asked if the property is owned or rented. Ms. Ware stated they own the property.

Commissioner Smith asked if the owner is being fined for not meeting the requirements of the SUP. Ms. Ware stated they are fined when they are issued citations. Ms. Smith asked what is plan b when the staff cannot get in connect with the owners. Ms. Ware stated Plan B is to hand deliver a letter because they have called all the phone numbers available in their files and emailed all the email addresses with no response.

Vice Chairperson Moser asked if citations have been paid. Environmental Services Manager, Cindy Mendez stated the owner has paid over \$6,700 in citations and they have been plea deals or no contest. Most charges are between \$324 and \$756 for each and he has been paying the window fines.

Commissioner Perez asked if there have been citations since 2017 and the commission has been approving the SUP renewal even though violations have been going on. Ms. Ware stated the SUP was renewed in 2018 and was placed on the consent agenda and doesn't understand why if they weren't in compliance then but that is why they are here today, to get them in compliance or revoke their SUP.

Vice Chairperson Moser asked how often the SUP renewal comes up. Ms. Ware stated it depends if it is still in the early stages of the SUP a lot of the times, they have that one-year language. Once it has a CO or it has been constructed the staff will bring them back in a year to review and they will not come back unless there are issues and citations would trigger that review. Mr. Moser asked when did the owner get the original SUP. Ms. Ware stated it was in 2015 and in 2016 they still weren't operating so the renewal was granted. Mr. Moser asked if staff sent them notifications and if owners responded. Ms. Ware stated that is correct and she had a teams meeting with the applicant the morning of the P&Z hearing and walked him through the staff's recommendations, issues and also sent him the link for the public hearing.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

**ITEM #3 -** Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (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 to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Commissioner Smith asked why put apartments in the middle of a gas well. Ms. Ware stated the applicant will be available to answer this question.

Vice Chairperson Moser asked if the people who sent the letter of opposition own their land. Ms. Ware stated that is correct. Mr. Moser asked what the zoning on this property is. Ms. Ware stated the property is zoned agricultural and the FLUM has it designated for Mixed Use. Mr. Moser asked if they could build a house on it and it be conforming under the agricultural zoning. Ms. Ware stated correct.

Commissioner Smith stated she agrees with Mr. Moser being a safety issue to build around the gas well.

**ITEM #4-** Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Commissioner Spare thanked the planning department for their recommendation and sticking to the guidelines.

### **ITEM #5-** COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated until further notice meetings will remain via zoom.

Vice Chairperson Moser had a question about a disclosure on the agenda and Assistant Attorney Tiffany Bull stated the item cannot be discussed.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Commissioner Smith thanked the staff for continuing to protect the staff during COVID and believes zoom meetings are the best thing right now.

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez, Code Enforcement Officer, Philip Curtis.

Vice Chairperson Bill Moser called the meeting to order by Video Conference at 6:36 p.m. and Commissioner Moser gave the invocation, and Commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 14, 2020.

Item #2- APPROVAL OF AMENDED MINUTES: To approve the amended minutes of the Planning and Zoning Commission meeting of November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #3- P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

Item #4 – P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Item #5- P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

Item #6- P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres. 187.141 acres situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 and LI, within the IH-30 Corridor Overlay District, and generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

Commissioner Smith moved to approve the minutes, amended minutes, cases P210101, P210102, P210103, and P201201.

Motion: Smith

Second: Coleman

Ayes: Moser, Smith, Spare, Coleman, Perez Landrum, Fedorko

Nays: none

**Vote: 7-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 7 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Mr. Tooley stated the applicant intends to construct a single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District. The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes. The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

The applicant is requesting the following variance:

1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

The Development Review Committee (DRC) recommends approval.

Steve Schermerhom, 8430 Fair Oaks Frisco TX. 75033 75240 stepped forward and represented the case.

**At 6:55 p.m. Chairperson Connor was present at the meeting.**

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: none

**Vote: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 8- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. 76 Item8. Page 2 of 3 It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted. Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Landrum stated based on the number of violations since 2018 he believes SUP needs to be revoked because it seems like they are willing to just pay fines and keep going on as they are.

Commissioner Perez asked how staff was trying to communicate with owner and if staff had the wrong phone number. Ms. Ware stated the email address in which the owner contacted her from was different from the ones we had on file and she did set up a Teams meeting with the owner this morning and walked him through the staff report and staff's recommendation.

Commissioner Moser stated he is not sure how Mr. Rodriguez didn't know about the hearing if he has been paying fines and wants to see what owner has to say.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, 75240 stepped forward and represented the case, he stated he never received any letters, but he did find out where some mail was delivered to the wrong address, which is why he never knew about the review.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Assistant Attorney Tiffany Bull stated if the commissioners believe owner didn't receive any notifications about the hearing and wish to give him more time to prepare for the hearing of January 25<sup>th</sup>, you can.

Chairperson Connor asked with all the contact the city has had with him about the violations, why hasn't any of the improvements been done because it seems like they are ignoring it. Mr. Rodriguez stated they aren't ignoring it. He goes down there once every week or so and keeps it clean. Mr. Connor listed a few of the violations the owner received and stated it seems like he just pays the fines and ignores following SUP's regulations/requirements. Mr. Rodriguez stated he is not trying to pay fines. Mr. Connor stated he hasn't answered his question as to why he hasn't made the improvements. Mr. Rodriguez stated he is not ignoring the citations and he takes them seriously.

Commissioner Fedorko stated he claims he didn't get notice of the hearing, but he has been paying the violations but asked if he knew the conditions of his SUP. Mr. Rodriguez stated yes. Mr. Fedorko asked by knowing the conditions of his SUP is it ok to agree that very few of those conditions have been met. Mr. Rodriguez stated yes, he agrees. Mr. Fedorko stated he wants to try to help him because they want Main St. to have viable operating businesses and asked why the conditions haven't been met. Mr. Rodriguez stated he has been going through some tough times this past year, with having a lot of injuries and it has hindered him from being able to be on top of things like he should be and also due to the stress of the pandemic.

Commissioner Moser stated his SUP was approved in 2015 before the pandemic and the requirements they are talking about are the requirements in the SUP in 2015 and went on to state some of those requirements. He agrees with commissioner Fedorko he loves small businesses to succeed but it seems like he is ignoring the requirements.

Commissioner Smith asked what his plan would be if they approved the SUP and to include a timeline. Mr. Rodriguez stated he would do the striping and fence within 30 days. Ms. Smith stated it would be up to the entire commission to decide.

Commissioner Perez stated not having a fire hydrate on the property is concerning because of safety concerns and has had 5 years to get it done. Mr. Rodriguez stated there is one across the street.

Commissioner Spare agrees with Commissioner Landrum. He went on to state he would want to pull the SUP until council and get from the owner contracts for the striping, fencing, etc. to prove to the council members he is taking it seriously.

Chairperson Connor stated looking at it, a lot of the violations are minor, and it seems like the owner doesn't care to fix it.

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Commissioner Fedorko agrees with commissioner Connor.

Commissioner Moser stated if the applicant would like to have some extra time to prepare for a hearing or continue the hearing today. We can have a motion to table until the next Planning and Zoning Hearing and give him 2 weeks to formulate a plan.

Assistant Attorney Tiffany Bull stated she thinks the commission should take into consideration whether Mr. Rodriguez feels he had enough time to prepare for this hearing since he indicated he only received notice this weekend.

Commissioner Moser asked Mr. Rodriguez if he would like to table it and get an additional two weeks to formulate a plan. Mr. Rodriguez stated he would appreciate the two weeks.

Commissioner Spare stated in two weeks he would like to see a signed contract for relining, new fencing, and would like to see some cleaning done on the property and the plan. Mr. Rodriguez stated yes sir.

Commissioner Smith asked if we could get clarification about the fire hydrate. Code Compliance Officer Philip Curtis stated that requirement was placed by the fire marshal's office and typically when a depth of a property is over 150 ft it is required to have a fire hydrate on property. Mr. Moser stated they will get clarification from fire marshal before the next meeting.

Chief City Planner Savannah Ware stated the next Planning and Zoning Meeting is on January 25<sup>th</sup> and the packet goes out January 22<sup>nd</sup>, which means if the commissioners would make a motion requiring the applicant to submit an operational action plan then we would need it by January 20<sup>th</sup> at noon. Mr. Rodriguez asked who he would submit his operational action plan to. Ms. Ware stated he can coordinate with her.

There being no further discussion on the case commissioner Spare moved to close the public hearing and revoke SUP on case SU150803C per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Connor

Ayes: Spare, Connor, Landrum, Moser

Nays: Smith, Fedorko, Coleman, Perez

**Vote: 4-4**

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Motion: **Failed**

There being no further discussion on the case commissioner Smith moved to close the public hearing and table case SU150803C to the next meeting January 25, 2021 with recommendation that the owner prepare an action plan to bring property into compliance and submit by noon on January 20, 2021.

Commissioner Spare amended the motion with the approval of Commissioners Smith and Perez to include the recommendation that the owner also provide signed contracts with a fencing company and a stripping company and show a receipt that he paid or did himself the cleaning of the oil stains.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Spare, Connor, Moser, Fedorko, Smith, Coleman, Perez

Nays: none

Abstaining: Landrum

**Vote: 7-0-1**

Motion: **Carried**

PUBLIC HEARING AGENDA ITEM # 9- Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (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 to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Ms. Ware stated the purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use. The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix. Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property. As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway. The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

Commissioners discussed the safety concerns about building apartments around a gas well and asked what other uses a better fit on this parcel are.

Commissioner Coleman asked if gas well is active. Ms. Ware stated it is a producing gas well.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

### Break at 8:07 pm and reconvened at 8:15 pm

Robert Weinstein, 495 Broadway 7<sup>th</sup> Floor New York NY 10002 stepped forward and represented the case and gave a Power Point presentation.

Commissioner Smith asked what the cost per unit for rent is. Mr. Weinstein stated one bedroom: \$900-\$1200, two bedrooms: \$1,500-\$1,800.

Commissioner Fedorko asked if they have had any discussions with fire dept about being so close to a gas well. Mr. Weinstein stated they had a DRC meeting and the fire dept was in attendance and made some changes with the comments they were given.

Commissioner Moser stated he understood you can't have commercial construction within 300 ft and residential within 600 ft and asked is that correct. Mr. Jackson stated per environmental comments given to them it is 300 ft for residential.

Maxwell Fisher, Master Plan Texas, 2201 Main St Suit 1280 Dallas TX 75201, stepped forward and represented the case, he stated mixed use wouldn't work on this parcel because of the lack of traffic. He gave examples of other developments that were built around well heads.

### A letter of opposition was submitted by the Longneckers.

There being no further discussion on the case commissioner Spare moved to close the public hearing and deny case Z201202/CP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Moser, Smith, Spare, Perez Landrum, Fedorko, Connor

Nays: Coleman

**Vote: 7-1**

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Mr. Tooley stated the purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses. The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill. The applicant is not requesting any variances.

While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

Commissioner Fedorko stated the FLUM and the 161 Focus Area Map contradicts one another and asked why. Planning and Development Director Rashad Jackson stated when the FLUM was established and they built deeper into this focus area a portion of the FLUM should have been updated and at a minimum the applicant should propose a submittal that mixes the two but try to keep hard corner as commercial. Mr. Moser stated the 161 Focus Area Map came after the FLUM.

Commissioner Spare stated he has been trying to protect 161 for a long time and believes apartments will ruin our city.

Commissioner Connor stated he agrees with commissioner Spare and stated there are too many apartments based on the Multi-Family Development Map.

Commissioner Spare asked can an updated map be presented to the board each time cases for apartments comes before them. Ms. Ware stated yes.

Commissioner Smith stated she agrees with commissioners Spare and Fedorko about the updated map.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Mr. Jackson stated the staff was asked to make a total assessment and present it to the CCDC meeting and it is currently on the agenda for the meeting taking place January 12, 2021.

Commissioner Moser stated to bring up the concerns on their behalf to the board members.

Spencer Byington, 5600 South FM 148 Kaufman TX stepped forward and represented the case and gave a presentation.

Commissioner Connor stated he doesn't want to see another gas station or apartments and there are so many other viable options available for retail.

Commissioner Spare stated if retails don't come about, he would rather see a warehouse.

Commissioner Smith agreed with commissioners Connor and Spare.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case Z210102/CP210102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Spare

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

Nays: none

**Vote: 8-0**

Motion: **carried**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 9:42 p.m.

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Shawn Connor, Chairperson

ATTEST:

## **PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021**

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Cheryl Smith, Secretary

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



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** P210104 – Final Plat – Hamilton Bardin Village Addition, Lots 1-4, Block 3R (City Council District 4). Final Plat of Hamilton Bardin Village Lots 1-4, Block 3R, creating four lots on 16.55 acres. Lot B, Block 3, Sheffield Village Phase 4, 5, & 6, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the IH-20 and SH-360 Corridor Overlay Districts, and addressed as 3025 W I-20.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Final Plat of Hamilton Bardin Village Lots 1-4, Block 3R, creating four lots on 16.55 acres. Lot B, Block 3, Sheffield Village Phase 4, 5, & 6, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the IH-20 and SH-360 Corridor Overlay Districts, and addressed as 3025 W I-20.

### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create four lots on 16.55 acres to facilitate development of Hamilton Bardin Village, a horizontal mixed-use development.

### 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-37A; PD-327	Light Industrial, Commercial, Retail
South	PD-140	Medical Offices, Multi-Family
	PD-140B	Undeveloped
West	City Limits	City Limits
East	PD-140	Concorde Career College; Church

**HISTORY:**

- November 9, 2020: The Planning and Zoning Commission approved a Preliminary Plat for Hamilton Bardin Village (Case Number P201103).
- November 17, 2020: City Council approved a Site Plan for Phase 1 of Hamilton Bardin Village (Case Number S201101).

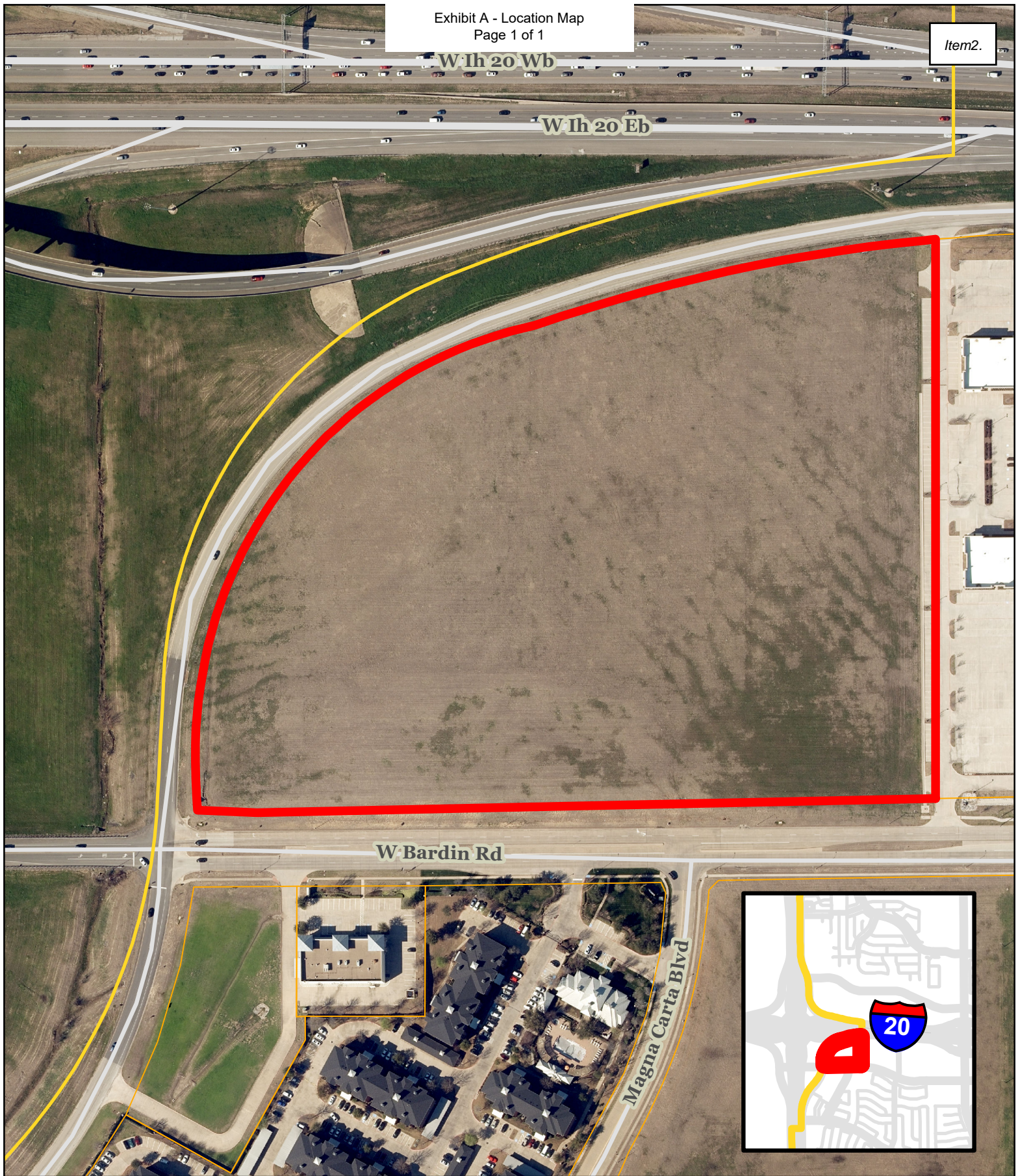
**PLAT FEATURES:**

The plat depicts the necessary utility and access easements and meets the applicable dimensional standards.

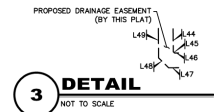
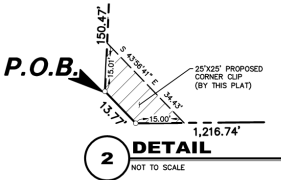
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the condition that the plat adheres to the standards set forth in the UDC and the following:

1. The applicant shall establish easements by a separate instrument for the off-site improvements that will be constructed with Phase One but not final platted with Phase One. The recording information for the easements shall be shown on the final plat for Phase One.

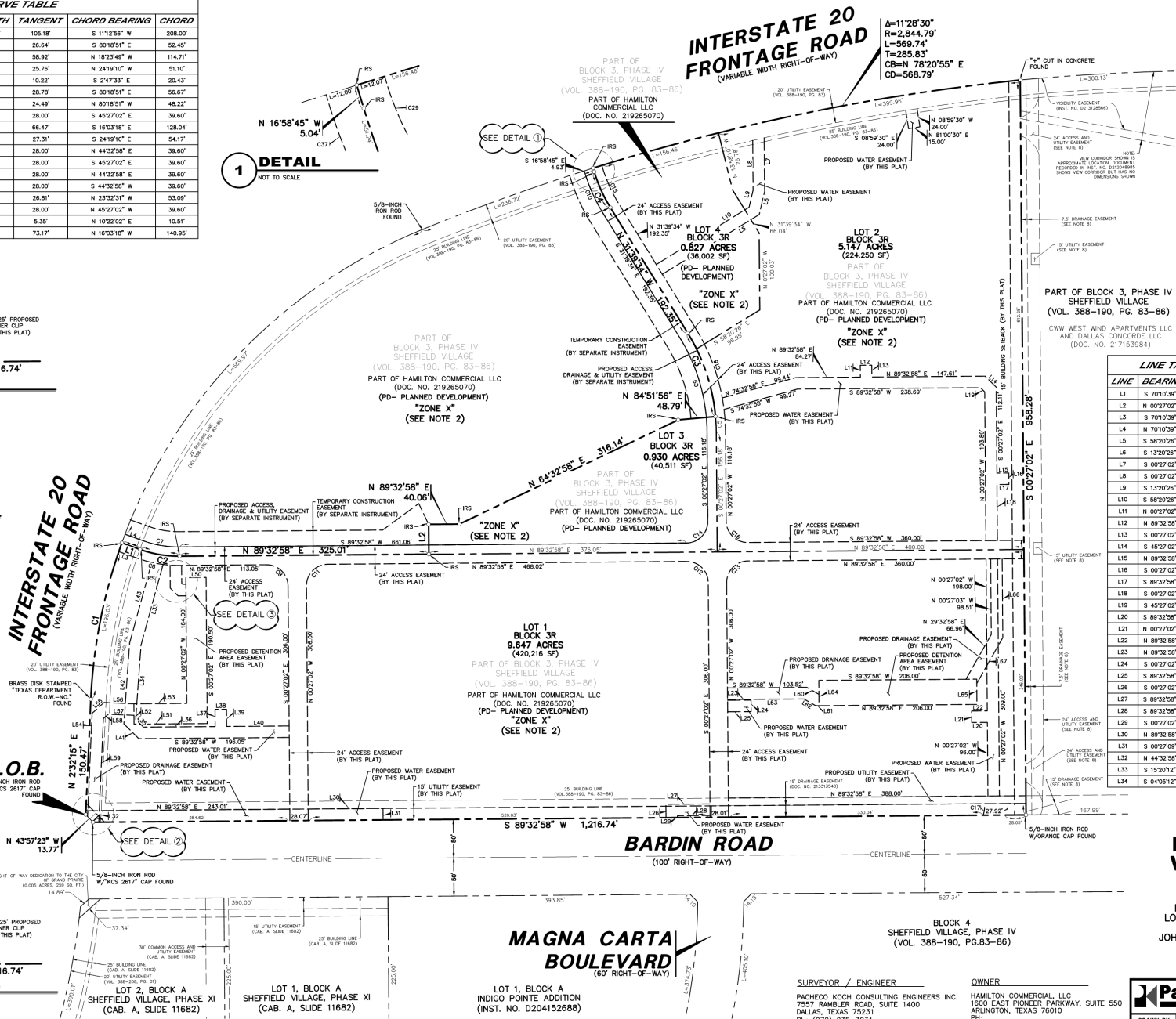
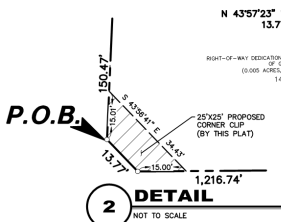


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	01°17'03"	696.20'	208.76'	105.18'	S 11°12'56" W
C2	02°04'19"	149.00'	52.72'	26.84'	S 80°18'51" E
C3	02°31'32"	250.00'	115.74'	56.92'	N 18°23'40" W
C4	01°44'49"	200.00'	51.24'	25.76'	N 24°19'10" W
C5	02°04'19"	250.00'	115.74'	56.92'	S 24°19'10" E
C6	02°04'19"	161.00'	56.97'	28.78'	S 80°18'51" E
C7	02°04'19"	137.00'	48.47'	24.49'	N 80°18'51" W
C8	09°00'00"	28.00'	43.98'	28.00'	S 45°27'02" E
C9	03°11'32"	238.00'	129.64'	66.47'	S 16°03'18" E
C10	01°44'49"	212.00'	54.32'	27.31'	S 24°19'10" E
C11	09°00'00"	28.00'	43.98'	28.00'	N 44°32'58" E
C12	09°00'00"	28.00'	43.98'	28.00'	S 45°27'02" E
C13	09°00'00"	28.00'	43.98'	28.00'	N 44°32'58" E
C14	09°00'00"	28.00'	43.98'	28.00'	S 45°27'02" E
C15	01°44'49"	188.00'	53.27'	26.81'	N 23°32'31" W
C16	09°00'00"	28.00'	43.98'	28.00'	N 45°27'02" E
C17	02°31'32"	28.00'	10.57'	5.35'	N 10°22'02" E
C18	03°11'32"	262.00'	142.71'	73.17'	N 16°03'18" E



AREA TABLE		
LOT	SF	ACRES
LOT 1	420,216	9.647
LOT 2	224,250	5.147
LOT 3	40,511	0.930
LOT 4	36,002	0.827
TOTAL	720,979	16.551

AREA TABLE		
LOT	SF	ACRES
LOT 1	420,216	9.647
LOT 2	224,250	5.147
LOT 3	40,511	0.930
LOT 4	36,002	0.827
TOTAL	720,979	16.551



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 70°10'39" E	25.18'
L2	N 00°27'02" W	39.00'
L3	S 70°10'39" E	25.08'
L4	N 70°10'39" W	25.08'
L5	S 58°20'26" W	148.41'
L6	S 13°20'26" W	30.71'
L7	S 00°27'02" E	70.21'
L8	N 00°27'02" E	65.06'
L9	S 13°20'26" W	22.68'
L10	S 58°20'26" W	142.20'
L11	N 00°27'02" W	15.50'
L12	N 89°32'58" E	15.00'
L13	S 00°27'02" E	15.50'
L14	S 45°27'02" E	20.50'
L15	N 89°32'58" E	15.50'
L16	S 00°27'02" E	15.00'
L17	S 89°32'58" W	15.50'
L18	N 00°27'02" E	73.00'
L19	S 45°27'02" E	7.93'
L20	N 89°32'58" W	20.40'
L21	N 00°27'02" W	15.00'
L22	N 89°32'58" E	20.40'
L23	N 89°32'58" E	30.58'
L24	S 00°27'02" E	15.00'
L25	S 89°32'58" W	30.58'
L26	N 00°27'02" E	17.50'
L27	S 89°32'58" W	57.50'
L28	S 89°32'58" W	42.50'
L29	S 00°27'02" E	2.50'
L30	N 89°32'58" E	97.50'
L31	S 00°27'02" W	15.00'
L32	N 44°32'58" E	20.29'
L33	S 15°20'12" W	108.99'
L34	S 04°05'12" W	97.20'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S 45°27'02" E	14.40'
L36	N 89°32'58" E	93.34'
L37	N 00°27'02" W	22.50'
L38	N 89°32'58" E	15.00'
L39	S 00°27'02" E	22.50'
L40	N 89°32'58" E	81.50'
L41	S 45°27'02" E	27.54'
L42	S 04°05'12" W	105.60'
L43	S 15°20'12" W	108.06'
L44	S 00°27'02" E	23.33'
L45	S 45°27'02" E	1.91'
L46	N 89°32'58" E	4.02'
L47	N 89°32'58" E	10.23'
L48	S 45°27'02" E	14.33'
L49	S 00°27'02" E	30.83'
L50	S 89°32'58" W	24.50'
L51	N 89°32'58" E	95.50'
L52	S 00°27'02" E	26.50'
L53	S 89°32'58" W	69.00'
L54	N 02°32'15" E	134.72'
L55	N 47°32'15" E	20.84'
L56	S 87°27'45" E	39.07'
L57	S 87°27'45" E	33.64'
L58	N 47°32'15" E	8.52'
L59	N 02°32'15" E	135.22'
L60	N 00°25'26" W	18.10'
L61	S 89°32'58" W	4.33'
L62	N 60°05'26" W	17.81'
L63	S 89°32'58" W	99.45'
L64	S 00°27'02" E	33.00'
L65	N 00°27'02" W	33.00'
L66	N 00°27'02" W	102.53'
L67	N 29°32'58" E	68.73'

**FINAL PLAT**  
**HAMILTON BARDIN VILLAGE LOTS 1-4, BLOCK 3R**  
4 LOTS-16.551 ACRES  
BLOCK 3, LOT B, SHEFFIELD VILLAGE  
LOCATED IN THE CITY OF GRAND PRAIRIE  
AND BEING OUT OF THE  
JOHN MOODY SURVEY, ABSTRACT NO. 1007  
TARRANT COUNTY, TEXAS  
CASE NUMBER: P210104  
SHEET 1 OF 2

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
DRAWN BY	CHECKED BY	SCALE
VTS	LMG	1"=60'
		DATE
		JAN. 2021
		JOB NUMBER
		4363-19.365

OWNER'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Hamilton Commercial LLC is the owner of a 16.551 acre (720,979 square foot) tract of land situated in the John Moody Survey, Abstract No. 1007, City of Grand Prairie, Tarrant County, Texas; said tract being part of Block 3, Phase IV Sheffield Village, an addition to the City of Grand Prairie recorded in Volume 388-190, Page 83-86, of the Plat Records of Tarrant County, Texas and part of that certain tract of land described in Special Warranty Deed to Hamilton Commercial LLC, recorded in Document Number 219265070 of the Official Public Records of Tarrant County, Texas; said 16.551 acre tract of land being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with 'KCS 2617' cap found at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of Interstate 20 Frontage Road (a variable width right-of-way) and the north right-of-way line of Bardin Road (a 100-foot wide right-of-way); said point being the westernmost corner of said Block 3 and said Hamilton Commercial tract;

THENCE, departing the said right-of-way corner clip and along the said east line of Interstate 20 Frontage Road and the west line of said Block 3 and said Hamilton Commercial tract, the following two (2) calls:

North 02 degrees, 32 minutes, 15 seconds East, a distance of 150.47 feet to a Brass Disk Stamped 'Texas Department R.O.W.- No. found at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 17 degrees, 10 minutes, 57 seconds, a radius of 696.20 feet, a chord bearing and distance of South 11 degrees, 12 minutes, 58 seconds West, 208.00 feet, an arc distance of 208.78 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set in the east right-of-way line of Interstate 20 Frontage Road and the west line of said Block 3;

THENCE, departing the said east line of Interstate 20 Frontage Road and the west line of said Block 3 and said Hamilton Commercial tract, into and across said Block 3 and Hamilton Commercial tract, the following eleven (11) calls:

South 70 degrees, 10 minutes, 39 seconds East, a distance of 25.18 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 20 degrees, 16 minutes, 23 seconds, a radius of 148.00 feet, a chord bearing and distance of South 80 degrees, 18 minutes, 51 seconds East, 52.45 feet, an arc distance of 52.72 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the end of said curve;

North 89 degrees, 32 minutes, 58 seconds East, a distance of 325.01 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

North 00 degrees, 27 minutes, 02 West, a distance of 39.00 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

North 89 degrees, 32 minutes 58 seconds East, a distance of 40.06 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

North 64 degrees, 32 minutes, 58 seconds East, a distance of 316.14 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

North 84 degrees, 51 minutes, 56 seconds East, a distance of 48.79 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 26 degrees, 31 minutes, 30 seconds, a radius of 250.00 feet, a chord bearing and distance of North 18 degrees, 23 minutes, 49 seconds West, 114.71 feet, an arc distance of 115.74 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set at the end of said curve;

North 31 degrees, 39 minutes, 34 seconds West, a distance of 192.35 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 14 degrees, 40 minutes, 49 seconds, a radius of 200.00 feet, a chord bearing and distance of North 24 degrees, 19 minutes, 10 seconds West, 51.10 feet, an arc distance of 51.24 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the end of said curve;

North 16 degrees, 58 minutes, 45 seconds West, a distance of 5.04 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner in a curve to the right; said point being on the said east line of Interstate 20 Frontage Road and the north line of said Block 3 and said Hamilton Commercial tract;

THENCE, along the said east line of Interstate 20 Frontage Road and the north line of Block 3 and said Hamilton Commercial tract and said curve to the right having a central angle of 11 degrees, 28 minutes, 30 seconds, a radius of 2,844.79 feet, a chord bearing and distance of North 78 degrees, 20 minutes, 55 seconds East, 568.79 feet, an arc distance of 569.74 feet to a "x" cut in concrete found, said point being the northeast corner of said Block 3 and said Hamilton Commercial tract; said point being the northwest corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to CWV West Wind Apartment LLC, and Dallas Concorde LLC, recorded in Document No. 217153984 of said Official Public Records;

THENCE, South 00 degrees, 27 minutes, 02 seconds East, departing the said east line of Interstate 20 Frontage Road and along the east line of said Block 3 and Hamilton Commercial tract and the west line of said CWV West Wind Apartment LLC, and Dallas Concorde LLC tract, a distance of 958.28 feet to a 5/8-inch iron rod with orange cap found on the said north line of Bardin Road, said point being the southeast corner of said Hamilton Commercial tract and the southwest corner of said CCW West Wind Apartment LLC, and Dallas Concorde LLC tract;

THENCE, South 89 degrees, 32 minutes, 58 seconds West, along the said north line of Bardin Road, the south line of said Block 3 and said Hamilton Commercial tract, a distance of 1,216.74 feet to a 5/8-inch iron rod with 'KCS 2617' cap found, at the south end of said corner clip;

THENCE, North 43 degrees, 57 minutes, 23 seconds West, along said corner clip, the southwest line of said Block 3 and said Hamilton Commercial tract, a distance of 13.77 feet to the POINT OF BEGINNING;

CONTAINING: 16.551 acres or 720,979 square feet of land, more or less.

SURVEYOR CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Luis M. Gonzalez, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Grand Prairie, Texas.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 1/19/21.

Luis M. Gonzalez  
Registered Professional Land Surveyor  
No. 6793

NOTARY CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said Dallas County and for the State of Texas, on this day personally appeared Luis M. Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary's Signature Stamp

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Tarrant County surface adjustment factor of 1.000120000.
- The subject property is not located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map #4843903370L in Tarrant County, dated March 21, 2019.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
- The purpose of this plat is to create 4 lots out of a remainder portion of Block 3, Phase IV Sheffield Village, an Addition to the City of Grand Prairie, Texas recorded in Vol. 388-190, Pg. 83-86 of the Plat Records of Grand Prairie, Texas.
- This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- The location of the easements shown on this Final Plat are based on the document prepared by Texas Heritage Surveying, LLC (released for review purposed only by Gary E. Johnson, Texas Registered Professional Land Surveyor No. 5299 on July, 22, 2013). Surveyor was unable to find the recorded document that creates the easements.
- Grading, drainage, and erosion control plans, released for construction are required prior to filing the final plat. Such plans shall include complete plans and profiles of all storm drainage facilities with hydrologic and hydraulic information. Proposed storm drain hydraulics shall tie to existing downstream storm drain hydraulics. Where applicable, drainage from the site shall discharge into a drainage easement and shall convey flow to a stream without causing erosion or flooding. The 100-year overflow shall be conveyed within a drainage easement. Plans shall show no-rises to streams at 100-year event. Any future improvements may require investigation of the adequacy of the downstream drainage system to convey increased flows. Construction plans for downstream improvements shall be required if the downstream system is not adequate to convey the increased flows. Proposed flows shall be within drainage easements or ROWs with no erosive velocities.

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER

HAMILTON COMMERCIAL, LLC  
1600 EAST PIONEER PARKWAY, SUITE 550  
ARLINGTON, TEXAS 76010  
PH:  
CONTACT: MR. HAMILTON PECK

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hamilton Commercial LLC, does hereby adopt this plat designating the hereon above described property as HAMILTON BARDIN VILLAGE LOTS 1-4, BLOCK 3R on addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Signature of Owner  
(Hamilton Peck)

Position in Corporation  
(Manager)

Name of Corporation  
(Hamilton Commercial, LLC)

To the best of my knowledge, there are no liens against this property.

Signature of Owner

NOTARY CERTIFICATE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §


BEFORE ME, the undersigned authority, a Notary Public in and for the said \_\_\_\_\_ County and for the State of Texas, on this day personally appeared Hamilton Peck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary's Signature Stamp

FINAL PLAT  
HAMILTON BARDIN  
VILLAGE LOTS 1-4,  
BLOCK 3R

4 LOTS-16.551 ACRES  
BLOCK 3, LOT B, SHEFFIELD VILLAGE  
LOCATED IN THE CITY OF GRAND PRAIRIE  
AND BEING OUT OF THE  
JOHN MOODY SURVEY, ABSTRACT NO. 1007  
TARRANT COUNTY, TEXAS  
CASE NUMBER: P210104  
SHEET 2 OF 2

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10020000			
DRAWN BY VTS	CHECKED BY LMG	SCALE NONE	DATE JAN. 2021	JOB NUMBER 4363-19.365	



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** RP210102 - Replat - Excellent Auto Addition, Lot 1, Block 1 (City Council District 1). Replat combining multiple lots and abandoned rights-of-way into a single non-residential lot on 0.900-acre property. Lots 16 and 17 and parts of Lots 22, 23 and 24, Block 89 Dalworth Park Addition and Lots 1 and 2, Block Z, Dalworth Park Addition Amended and part of abandoned Waco Street and a 20' Alley ROW. Zoned LI and is within SH 161 Corridor Overlay District and CBD, Section No. 1, addressed as 1617 W. Jefferson Street.

**RECOMMENDED ACTION:** Approve

### **SUMMARY:**

Replat for Excellent Auto Addition, Lot 1, Block 1, combining multiple lots and abandoned rights-of-way into one non-residential lot on 0.900 acre. Lots 16 and 17 and parts of Lots 22, 23, and 24' Block 89 Dalworth Park Addition, and Lots 1 and 2, Block Z, Dalworth Park Addition Amended and part of abandoned Waco Street and a 20' Alley ROW, City of Grand Prairie, Dallas County, Texas. The property is zoned LI and is within both SH 161 Corridor District and CBD, Section No. 1, addressed as 1617 W. Jefferson Street.

### **PURPOSE OF REQUEST:**

The purpose for the replat is to consolidate multiple lots and abandoned right-of-way into one lot.

### **ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Commercial	Hotel (north of Jefferson St)
South	Single Family-Four	Single Family Residential
West	PD-229	Place of Worship
East	Commercial	Bail Bonds Office and Auto Related Businesses

### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

The lots meet the density and dimensional requirements stated in Article 6 of the Unified Development Code. The following table summarizes the dimensional requirements.

**Table 2. Summary of Lot Requirements**

Standard	Required	Provided	Meets
Min. Area (SF)	15,000	39,204	Yes
Min. Width (Ft.)	100	130	Yes
Min. Depth (Ft.)	150	307	Yes
Front Setback (Ft.)	25	25	Yes

### **PLAT FEATURES:**

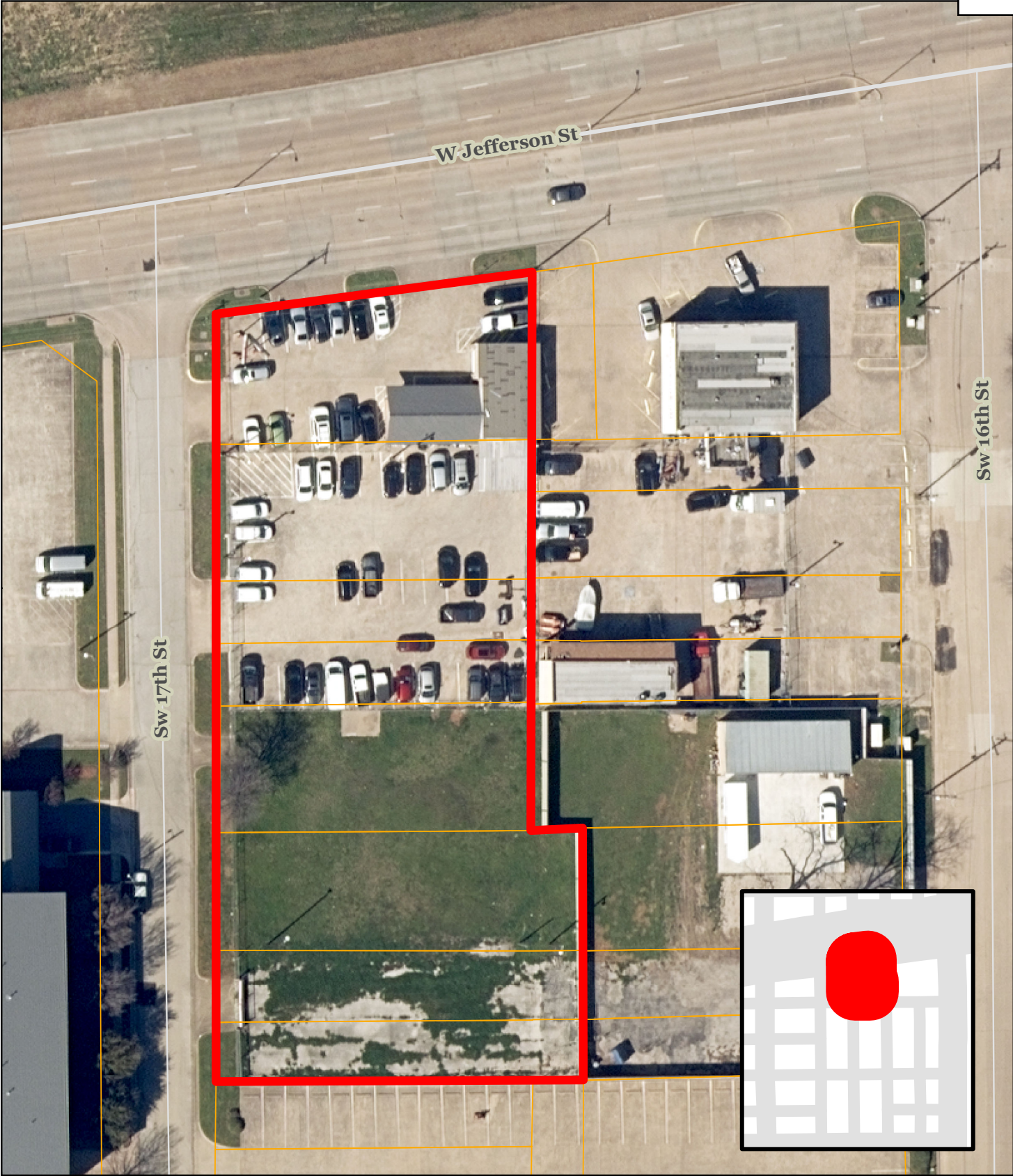
The plat incorporates a portion of Waco Street abandonment located at the northwest section of the property. The plat incorporates an abandoned alleyway located at the southeastern portion of the property. The plat dedicates 15' utility along both Jefferson Street and SW 17<sup>th</sup> Street frontages. Existing driveways along both Jefferson Street and SW 17<sup>th</sup> Street provide direct access to the property.

### **HISTORY:**

An existing used car sales dealership has been in operation on a portion of property dating back to 1996. The remainder of the property was used for miscellaneous open storage by the previous owner. Any expansion and/or upgrades to the existing used car dealership shall require Site Plan and Specific Use Permit application, review, and issuance by the City Council.

### **RECOMMENDATION:**

The Development Review Committee recommends approval.



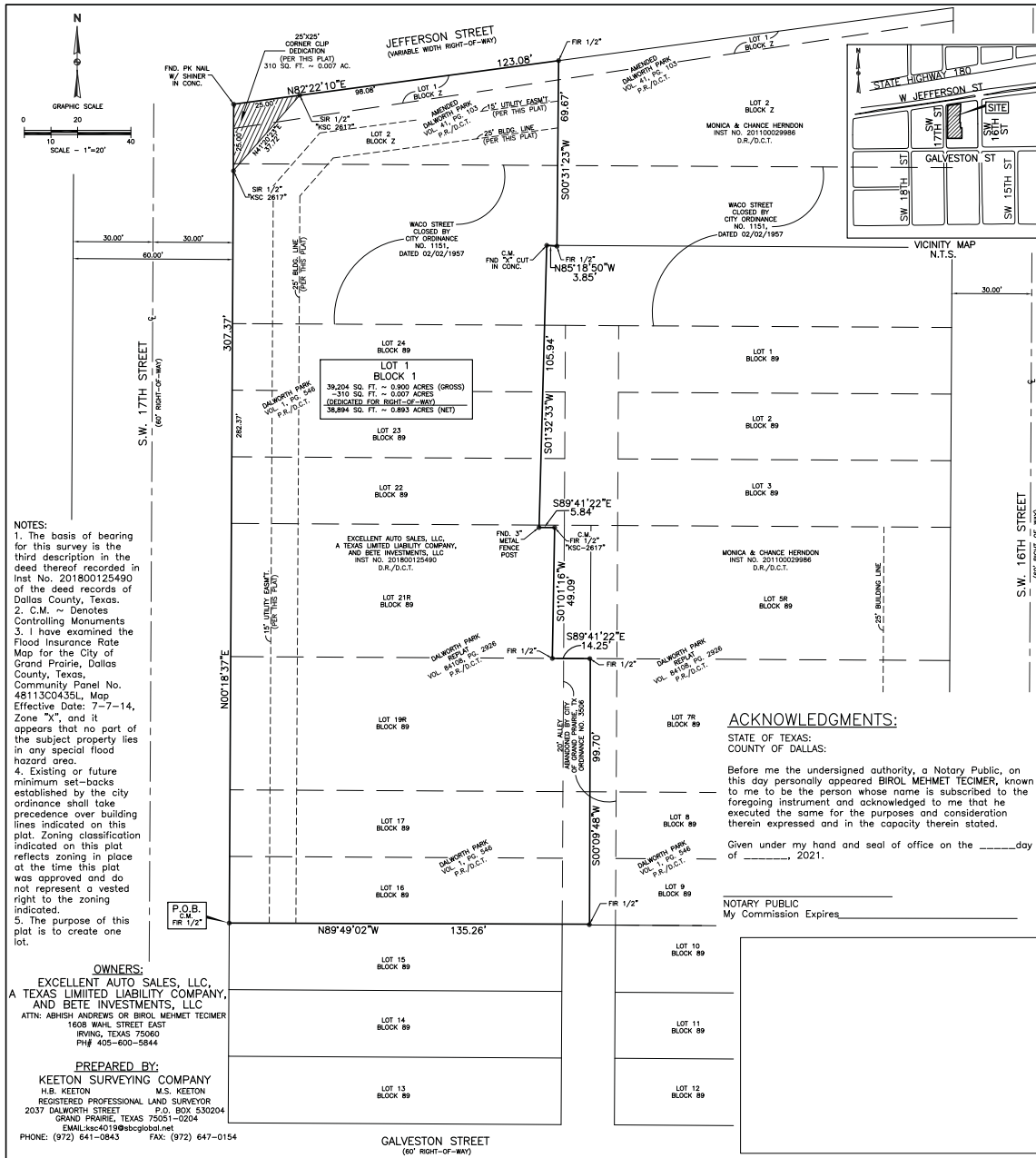
**CASE LOCATION MAP**

**RP210102 - Replat  
Excellent Auto Addition  
Lot 1, Block 1**



**City of Grand Prairie  
Development Services**

**(972) 237-8255  
www.gptx.org**



# DEDICATION:

STATE OF TEXAS:  
COUNTY OF DALLAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EXCELLENT AUTO SALES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND BETE INVESTMENTS, LLC, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOT 1, BLOCK 1, EXCELLENT AUTO ADDITION, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever, the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_, 2021.

"PRELIMINARY FOR REVIEW ONLY, NOT TO BE RECORDED FOR ANY PURPOSES"

ABISH ANDREWS  
MANAGING MEMBER  
EXCELLENT AUTO SALES, LLC, BETE INVESTMENTS, LLC

## ACKNOWLEDGMENTS:

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared ABISH ANDREWS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ day of \_\_\_\_, 2021.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_

## ACKNOWLEDGMENTS:

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. MITCHELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ day of \_\_\_\_, 2021.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_

# OWNERS CERTIFICATE:

State of Texas:  
County of Dallas:

WHEREAS, EXCELLENT AUTO SALES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND BETE INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.900 acre tract of land in the T. Holland Survey, Abstract No. 644, according to the deed thereof recorded in Inst. No. 201800125490, of the Deed Records of Dallas County, Texas, said tract being composed of all of Lots 16, 17, and part of Lots 22, 23, and 24, Block 89, of Dalworth Park Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 1, Page 546, of the Map or Plat Records of Dallas County, Texas, all of Lot 19R, and part of Lot 21R, Block 89, Dalworth Park Addition Replat, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 84108, Page 2926, of the Map or Plat Records of Dallas County, Texas, part of Lots 1 and 2 Block Z, of Dalworth Park Addition amended, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 41, Page 103, of the Map or Plat Records of Dallas County, Texas, a part of Waco Street closed by City ordinance No. 1151 dated 02/02/1957, and being part of a 20' alley abandoned by City ordinance No. 3506, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 16, Block 89 and the northeast corner of Lot 15, Block 89, said Dalworth Park Addition, said point also being on the east line of S.W. 17th Street (60' Right-Of-Way);  
THENCE N. 00°18'37" E., with the west line of said Lots 16, 17, 19R, 21R, 22, 23, 24, said Block 89, closed Waco Street, Lots 1 and 2 Block Z, and the east line of said S.W. 17th Street for a distance of 307.37 feet to a P.K. nail with shiner set in concrete for corner in the south line of Jefferson Street (Variable width Right-Of-Way) and being the northwest corner of said Lot 1, Block Z;  
THENCE N. 82°22'10" E., with the south line of said Jefferson Street and the north line of said Lot 1, Block Z, a distance of 123.08 feet (Deed 124.00) to a 1/2 inch iron rod found in the north line of said Lot 1, Block Z, and being the northeast corner of a tract described in deed to Monica and Chance Herndon as recorded in Inst. No. 20110029986 Deed Records of Dallas County, Texas;  
THENCE S. 00°31'23" W., with the west line of said Herndon tract a distance of 69.67 feet to a 1/2 inch iron rod found for corner;  
THENCE N. 85°18'50" W., with the common line between said 0.900 acre tract and said Herndon tract a distance of 3.85 feet (Deed 5.00) to a X-cut found for corner in concrete;  
THENCE S. 01°32'33" W., with the common line between said 0.900 acre tract and said Herndon tract a distance of 105.94 feet to a 3 inch metal fence post found for corner;  
THENCE S. 89°41'22" E., with the common line between said 0.900 acre tract and said Herndon tract a distance of 5.84 feet to a 1/2 inch iron rod with cap marked KSC-2617 found for corner;  
THENCE S. 01°01'16" W., with the common line between said 0.900 acre tract and said Herndon tract a distance of 49.09 feet to a 1/2 inch iron rod found for corner;  
THENCE S. 89°41'22" E., with the common line between said 0.900 acre tract and said Herndon tract a distance of 14.25 feet to a 1/2 inch iron rod found for corner;  
THENCE S. 00°09'48" W., with the common line between said 0.900 acre tract and said Herndon tract a distance of 99.70 feet (Deed 100.00) to a 1/2 inch iron rod found for corner in said abandoned 20 foot alley;  
THENCE N. 89°49'02" W., over and across said abandoned 20 foot alley and with the north line of said Lot 15 for a distance of 135.26 feet (Deed 135.00) to the POINT OF BEGINNING AND CONTAINING 39,204 square feet or 0.900 acres of land, more or less.

## SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY FOR REVIEW ONLY, NOT TO BE RECORDED FOR ANY PURPOSES"

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

## FINAL PLAT LOT 1, BLOCK 1 EXCELLENT AUTO ADDITION

ONE INDUSTRIAL LOT  
CONTAINING 39,204 SQ. FT. OR 0.900 ACRES  
AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF  
LOTS 16, 17, AND PART OF LOTS 22, 23, AND 24, BLOCK 89,  
OF DALWORTH PARK ADDITION  
ALL OF LOT 19R, AND PART OF LOT 21R, BLOCK 89,  
OF DALWORTH PARK ADDITION REPLAT  
PART OF LOTS 1 AND 2 BLOCK Z,  
OF DALWORTH PARK ADDITION AMENDED,  
A PART OF WACO STREET CLOSED BY CITY ORDINANCE NO. 1151  
DATED 02/02/1957, AND A PART OF  
A 20' ALLEY ABANDONED BY CITY ORDINANCE NO. 3506  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: OCTOBER 21, 2020  
REVISED: JANUARY 13, 2021  
CASE NO. \_RP210102



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** RP210103 - Replat - Dalworth Hills Addition, Lot 34R, Block 6 (City Council District 1). Replat combining two lots; Lots 34 & 36R, Block 6, Dalworth Hills Addition, creating one non-residential lot on 0.611 acres. Lots 34 and 36R, Block 6, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2426 Houston St.

**RECOMMENDED ACTION:** Approve

### **SUMMARY:**

Replat for Dalworth Hills Addition, Lot 34R, Block 6, combining two lots into one non-residential lot on 0.611 acre. Lots 34 & 36R, Block 6, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas is zoned LI and addressed as 2426 Houston Street.

### **PURPOSE OF REQUEST:**

The purpose for the replat is to combine the two properties into one non-residential lot to accommodate the property owner's intention to expand upon the existing business.

### **ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Light Industrial	Industrial Uses
South	Light Industrial	Industrial Uses
West	Light Industrial	Industrial Uses
East	Light Industrial	Industrial Uses

### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

The lots meet the density and dimensional requirements except for the minimum 150' lot width. The existing lot has 133' width.

**Table 2. Summary of Lot Requirements**

Standard	Required	Provided	Meets
Min. Area (SF)	15,000	26,000	Yes
Min. Width (Ft.)	100	200	Yes
Min. Depth (Ft.)	150	133	No
Front Setback (Ft.)	25	30	Yes

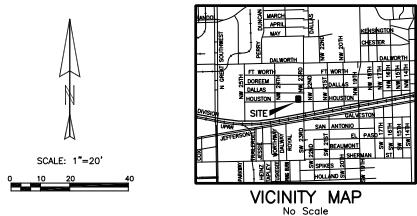
### **PLAT FEATURES:**

The plat meets all density and dimensional requirements of Article 6 of the UDC except for minimum lot width requirement of 150'. The property was previously platted with 133' lot depth in April 2015 (RP150401). An existing drive along Houston Street provides direct access to the property. The property currently has all the utility easements in place to adequately serve lot.

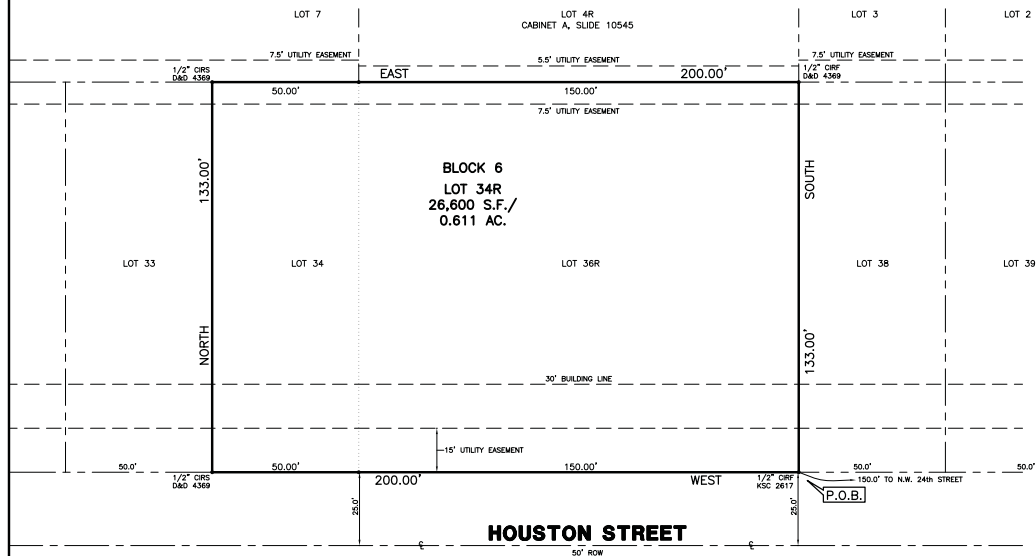
### **RECOMMENDATION:**

The Development Review Committee recommends approval.





VICINITY MAP  
No Scale



BLOCK 6  
LOT 34R  
26,600 S.F./  
0.611 AC.

HOUSTON STREET

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WENDELL DAY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

WENDELL DAY, REGISTERED PROFESSIONAL  
LAND SURVEYOR, TEXAS REGISTRATION NO. 4369

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WENDELL DAY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGAL DESCRIPTION

BEING ALL OF LOT 34, BLOCK 6 OF THE DALWORTH HILLS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE AS RECORDED IN VOLUME 388-C, PAGE 115 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND ALL OF LOT 36R, BLOCK 6 OF LOT 36R, BLOCK 6, DALWORTH HILLS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE AS RECORDED IN DOCUMENT #219056128, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 36R, SAID POINT BEING 150.00 FEET WEST OF A FOUND 1/2" IRON ROD CAPPED "35C 2617" AT THE NORTHWEST CORNER OF THE INTERSECTION OF NW 24TH STREET, A 50 FOOT RIGHT-OF-WAY, AND HOUSTON STREET, A 50 FOOT RIGHT-OF-WAY;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF HOUSTON STREET A DISTANCE OF 200.00 FEET TO A SET 1/2" IRON ROD CAPPED "D&D 4369" FOR CORNER FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 41°48'02" EAST A DISTANCE OF 0.77 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 34;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 34 A DISTANCE OF 133.00 FEET TO A SET 1/2" IRON ROD CAPPED "D&D 4369" FOR CORNER;

THENCE EAST A DISTANCE OF 200.00 FEET TO A SET 1/2" IRON ROD CAPPED "D&D 4369" FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 39P;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 36R A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.611 ACRES OF LAND.

NOTE:

Existing or future minimum setbacks established by City Ordinance shall take precedence over building line indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.

The property lies in Zone X which is areas outside the 500 year Flood Plain per F.E.M.A. FIRM # 4843900360K, Tarrant County effective September 25, 2009.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

DALWORTH HILLS ADDITION  
LICENSE TYPE: ENGINEERING  
TITLE: E.D. HILL & ASSOCIATES

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_  
LICENSE NUMBER: TX, 23543

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Paul Upchurch does hereby adopt this plat designating designating the herein above described property as LOT 34R, BLOCK 6, DALWORTH HILLS ADDITION, an addition to the City of Grand Prairie, Tarrant County, Texas, and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments, allowed above which in any way endange or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Paul Upchurch

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL UPCHURCH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT 34R, BLOCK 6, 0.611 ACRES  
DALWORTH HILLS ADDITION  
BEING A REPLAT OF LOTS 34 AND 36R OF THE  
DALWORTH HILLS ADDITION, CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS RECORDED IN VOLUME  
399-C, PAGE 115, DEED RECORDS, TARRANT COUNTY, TEXAS

SURVEYOR:  
D&D SURVEYING  
WENDELL DAY, R.P.L.S.  
105 SW 2nd St.  
GRAND PRAIRIE, TEXAS 75050  
(972) 262-3888 OFFICE

OWNER:  
PAUL UPCHURCH  
2417 NW DALLAS STREET  
GRAND PRAIRIE, TX 75050  
(972) 263-6906

ENGINEER:  
E.D. HILL & ASSOCIATES  
209 SKYE LN.  
MCKINNEY, TEXAS 75065  
(972) 571-5294 OFFICE  
TX REGISTERED ENG.  
FRM NO. F-2474



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Jonathan Tooley, Planner

**TITLE:** RP210104 - Replat - Hong Kong Addition, Lots 1R-2 and 1R-2 (City Council District 1). Replat of Lots 1R-1 and 1R-2, Hong Kong Market Addition, creating two non-residential lots on 9.979 acres. Lot 1R, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2615 W Pioneer Parkway.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Replat of Lots 1R-1 and 1R-2, Hong Kong Market Addition, creating two non-residential lots on 9.979 acres. Lot 1R, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2615 W Pioneer Parkway.

### PURPOSE OF REQUEST:

The purpose of this request is to replat Lot 1R of the Sam's Properties Addition into two lots. The owner is developing Lot 1R-1 immediately for retail/restaurant uses, with Lot 1R-2 remaining as-is. Lot (1R-2) is used as a commercial hub known as Hong Kong Market. By subdividing the two properties, this will keep the uses separate and allow for the owner to sell off the either parcel if they so choose.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	LI	Warehousing
South	LI	Vacant Land; Floodplain
West	LI	Commercial; Light Industrial
East	PD-350; LI	Vacant Land

## HISTORY:

- June 1985: Planning and Zoning Commission approved Sam's Properties Final Plat.
- November 1985: City Council approved a Site Plan for Sam's Club and Walmart (S852SW21).
- July 1986: Planning and Zoning Commission approved Sam's Properties Replat for Lots 1R & 5R.
- June 21, 2011: City Council approved a specific use permit for a multipurpose room and special event center within Hong Kong Market (Case Number SU110502).
- November 17, 2020: City Council approved a site plan application for a proposed restaurant/retail building which includes a drive-through lane (Case Number S201002).

## ZONING REQUIREMENTS:

The following table summarizes the lot requirements and proposed density and dimensions of the lots.

**Table 2. Summary of Lot Requirements**

Standard	Required	Lot 1R-1	Lot 1R-2	Meets?
Min. Area (SF)	15,000	49,658	385,030	Yes
Min. Width (Ft.)	100	295	295	Yes
Min. Depth (Ft.)	150	186	1,013	Yes
Front Setback (Ft.)	25	25	25	Yes

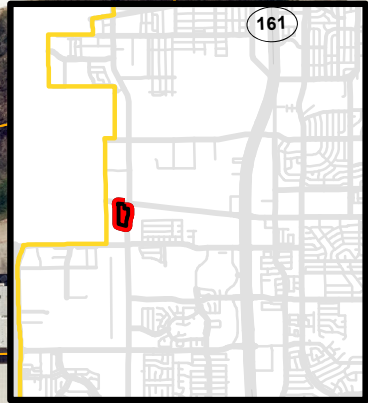
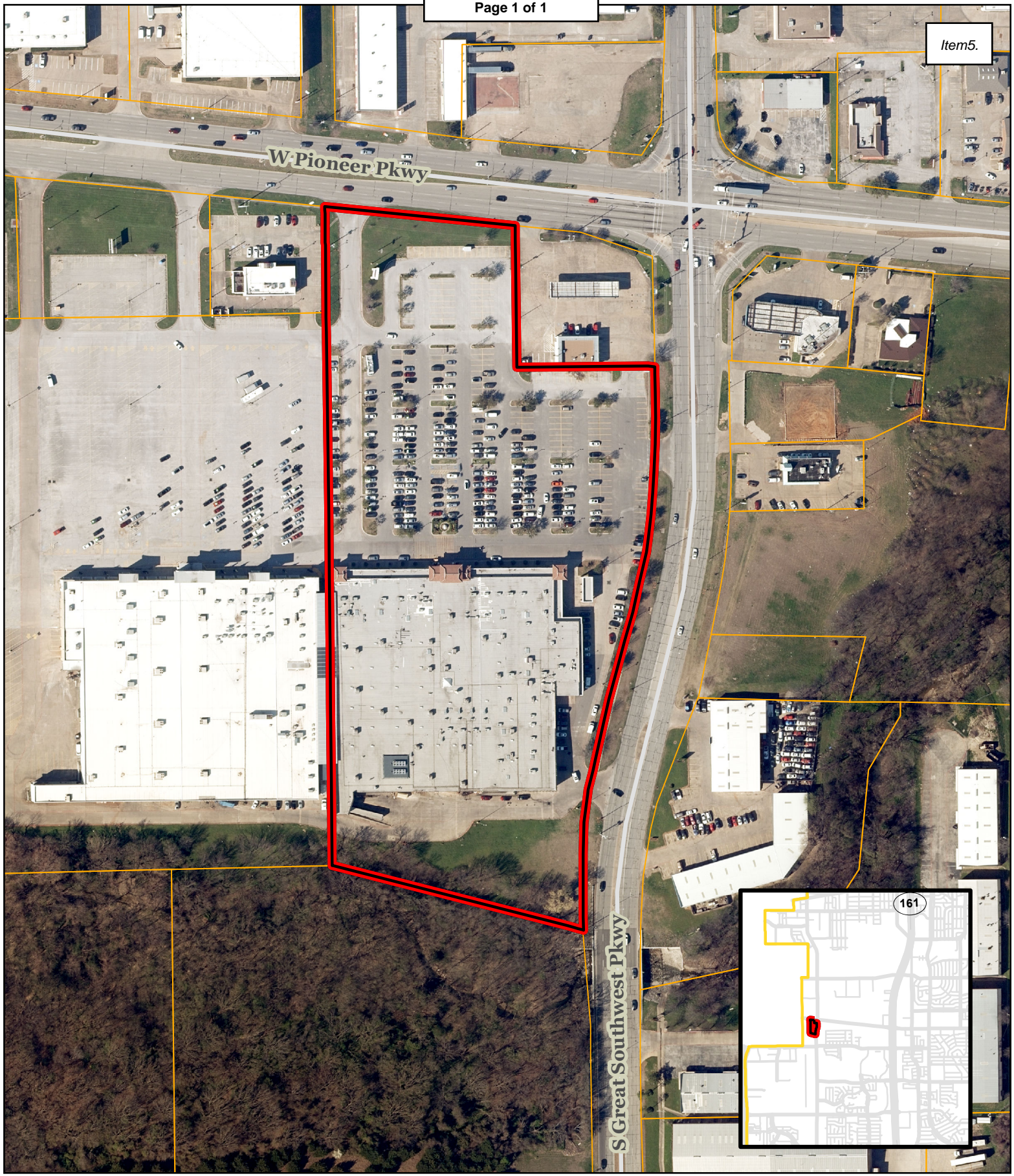
The plat meets all density and dimensional requirements of Article 6 of the UDC. Additionally, the plat depicts internal access easements, which will provide adequate access to all lots. During the site plan stage, staff required that the applicant would need to have the access easements in place to offer garbage trucks access to dumpster container. The property currently has all the utility easements in place to adequately serve utilities to both lots.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the proposal as requested along with the following conditions:

- Prior to submitting plats for City signatures, an access easement established with the property owner on the corner of W Pioneer and S Great Southwest Parkway. The applicant shall file the agreement with the County and provide a separate instrument number on the replat.
- The applicant shall execute a shared parking agreement before the issuance of building permits. The applicant shall submit the filed agreement to the City.

Item5.



**CASE LOCATION MAP**  
**RP210104 - Replat**  
**Hong Kong Addition, Lots 1R-1 & 1R-2**



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

(972) 237-8255  
www.gptx.org





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Jonathan Tooley, Planner

**TITLE:** RP200601 - Replat - Dalworth Park Addition, Lots 1R-1 and 1R-2, Block 108 (City Council District 1). Replat of Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, creating two lots on 0.301 acres. Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 401 SW 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Granados.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Replat of 30-foot abandoned ROW for San Antonio Street, Lot 1 and the north half of Lot 2, creating two lots on 0.301 acres. 30-foot abandoned ROW for San Antonio Street, Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 401 SW 14th St.

### PURPOSE OF REQUEST:

This is a request to approve a Residential Replat creating 2 lots out of the 30-foot abandoned ROW for San Antonio Street, Lot 1 and the north half of Lot 2, which comprised of .301 acres. The property is currently vacant land and the owner is wanting to split the property to eventually develop into single family residences.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	SF-4	Single-Family Residential
South	SF-4	Single-Family Residential
West	SF-4	Single-Family Residential
East	PD-13	Industrial Warehouses

## HISTORY:

- The property was originally platted as Dalworth Park Addition in August 1948.

## ZONING REQUIREMENTS:

The following table summarizes the lot requirements and proposed density and dimensions of the lots.

**Table 2. Summary of Lot Requirements**

Standard	Required	Lot 1R-1	Lot 1R-2	Meets?
Min. Area (SF)	7,200	6,562	6,562	No <sup>1</sup>
Min. Width (Ft.)	60	52.50	52.50	No <sup>1</sup>
Min. Depth (Ft.)	115	125	125	Yes
Front Setback (Ft.)	25	25	25	Yes
DUA	5.8	6.7	6.7	No <sup>1</sup>

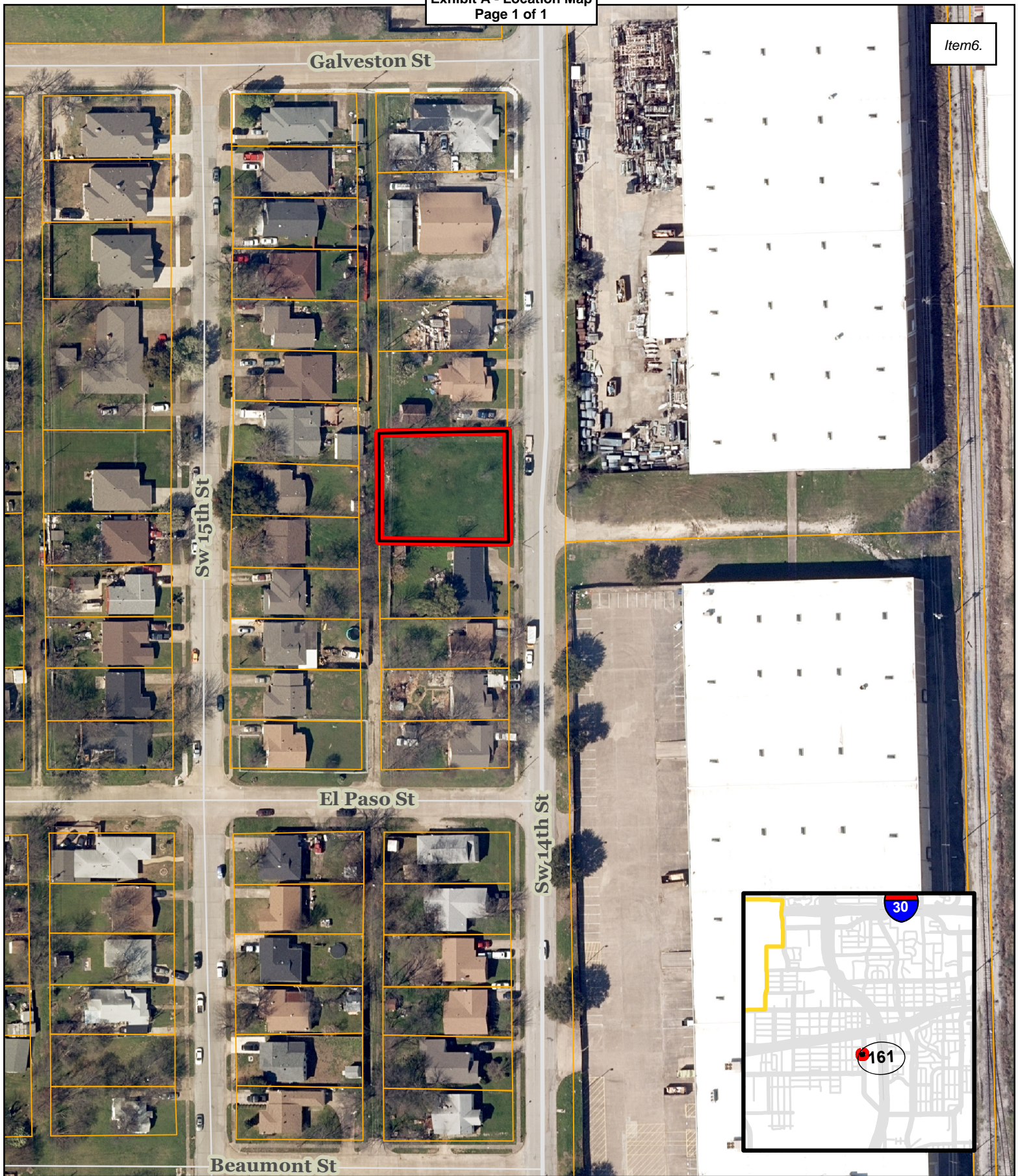
<sup>1</sup>Applicant has been granted a variance via Zoning Board of Adjustments and Appeals.

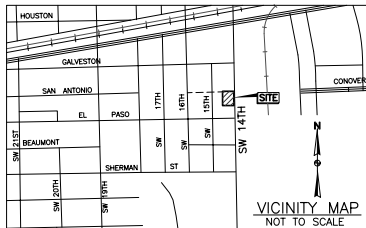
The plat meets all the dimensional and development standards required by the UDC. The applicant has provided a 15-foot utility easement to run parallel to SW 14th, along with a 25-foot building line. There was an existing utility easement that ran east-west through the property that the applicant and the City have work together to abandon. An 18.5-foot stub out will remain on the western edge of the property. This easement was a part of San Antonio Street's original extension to SW 14th, but the City abandoned this extension of San Antonio in the early 1970's.

The applicant's request does not meet the lot width, area, and density required by Single Family Four zoning. However, the Zoning Board of Adjustments and Appeals granted variances for the lot width, size, and density at the September 21, 2020 and January 20, 2021 meeting.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





NOTE:

1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown herein are surface distances.
2. C.M. ~ Denotes Confronting Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0435, Suffix M, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. The purpose of this plat is to create two lots out of one lot, a part of another lot, and the south half of San Antonio St. as shown.
5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
6. Prior to any building permit being issued, an approved grading and drainage plan is required by the City of Grand Prairie.
7. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

The preparer of this survey warrants that the beneficiary of a title commitment and assumes no liability for any easements, right-of-way dedications, or other title matters affecting the subject property.

Know All Men By These Presents:

PRELIMINARY NOT TO BE RECORDED  
FOR ANY PURPOSE

**ACKNOWLEDGMENTS:**

State of Texas

County of Dallas:

Given under my hand and seal of office on the \_\_\_\_\_  
Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

State of Texas

County of Dallas

NOW, THEREFORE,

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day  
of \_\_\_\_\_, 2021.

JUAN I  
Owner

ALEJANDRA R. GRANADOS  
Owner

## State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared JUAN M. GRANADOS, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

## State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared ALEJANDRA R. GRANADOS, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

**JUAN M GRANADOS**  
802 TAPLEY ST  
GRAND PRAIRIE, TEXAS 75051  
PHONE: (972) 415-4896

**KEETON SURVEYING COMPANY**  
H.B. KEETON M.S. KEETON  
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050  
REGISTERED PROFESSIONAL LAND SURVEYORS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: [ksc4019@sboglobal.net](mailto:ksc4019@sboglobal.net)

State of Texas:

County of Dallas:

WHEREAS JULIAN I.

WHEREAS, JUAN M. GRANADOS and ALEJANDRA R. GRANADOS, are the sole owners of a 0.301 acre tract of land situated in the Heirs of Topely Holland Survey, Abstract No. 644, County of Dallas, City of Grand Prairie, according to the deed recorded in Vol. No. 2008004187 of the Plat Records of Dallas County, Texas, said tract of land being known as all of Lot 1 and the north half of Lot 2, Block 108 Dalworth Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas and the south 30 feet of Block 108 Dalworth Park Addition, according to the deed thereof recorded in Volume 70042, Page 344, of the deed Records of Dallas County, Texas, said 0.301 acre tract being more particularly described as follows;

COMMENCING at a 3/4 inch iron rod found at the northwest corner of Lot 11, Block 108 of said Dalworth Park Addition;

THENCE S. 00°06'47" E with the west line of Lots 11, 12, and the north part of Abandoned San Antonio St. recorded in Volume 71091, Page 1141, deed Records of Dallas County, Texas, a distance of 80.00 feet to a 1/2 inch iron rod found for the Point of Beginning;

THENCE S. 89°41'05" E., with the center line of said abandoned San Antonio St. (60' Right-Of-Way) a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of S.W. 14TH Street (60' Right-Of-Way);

THENCE S. 00°06'47" E., with the west line of said S.W. 14TH St. and the east line of said abandoned San Antonio St., Lot 1, and Lot 2 a distance of 105.00 feet to a 1/2 inch iron rod found in the east line of said Lot 2 and being the northeast corner of a tract described in deed to Mohammed Diap and Razan Ali, according to the deed thereof recorded in Inst. No. 201900317636, of the deed Records of Dallas County;

THENCE N. 89°41'05" W., over and across said Lot 2 and with the north line of said Mohammed tract a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of said Lot 2 and being the northwest corner of said Mohammed tract, and in the east line of a 20 foot alley;

THENCE N. 00°06'47", W with the east line of said alley and the west line of Lots 1 and 2, and said Abandoned San Antonio St. a distance of 105.00 feet to the POINT OF BEGINNING and CONTAINING 13,125 square feet or 0.301 acres of land, more or less.

REPLAT  
LOTS 1R-1 & 1R-2  
BLOCK 108  
DALWORTH PARK ADDITION

CONTAINING 13,125 SQ. FT. OR 0.301 ACRES  
AN ADDITION TO THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF LOT 1, THE NORTH  
HALF OF LOT 2, DALWORTH PARK ADDITION, AN  
ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS AND THE SOUTH HALF OF  
SAN ANTONIO STREET

CASE NO. RP200601  
DATE: APRIL 27, 2020  
REVISED: MAY 22, 2020  
REVISED: DECEMBER 08, 2020  
REVISED: JANUARY 12, 2021



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

**RECOMMENDED ACTION:** Revoke Specific Use Permit

### SUMMARY:

Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Project Update: At its January 11, 2021 meeting, the Planning and Zoning Commission tabled this request and recommended that the applicant submit an action plan to bring the property into compliance. The applicant submitted Exhibit 1 – Action Plan and Exhibit 2 – Bid for Site Work on January 20, 2021.

### PURPOSE OF REQUEST:

The purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards

as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use.

It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted.

### **ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Commercial; Light Industrial	Auto Related Businesses, Commercial
South	Light Industrial	Auto Related Businesses
West	Light Industrial	Light Industrial, Outside Storage
East	Light Industrial	Auto Related Business, Undeveloped

### **HISTORY:**

#### *Case/Review History*

- August 18, 2015: City Council approved a Specific Use Permit for Commercial Truck Parking at 3223 E Main St and established operational and development conditions.
- December 13, 2016: City Council approved a renewal of the Specific Use Permit.
- July 17, 2018: City Council approved a renewal of the Specific Use Permit.
- August 26, 2020: Staff sent a letter to the applicant noting that the property was not in compliance with the approved SUP and gave notice that the applicant had 90 days to bring the property into compliance.
- December 15, 2020: Staff sent a letter to the applicant noting that the property was not in compliance after 90 days and that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.
- January 7, 2021: Staff hand-delivered a letter to the applicant summarizing the previous letters and noting that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.

#### *Citation History*

- The property has a history of citations beginning on December 15, 2017. The history of citations is outlined in Exhibit C – Compliance Overview.
- December 1, 2020: The City issued citations for inoperable vehicle storage, failure to mark the parking lot as required by the SUP, vehicles parking on non-approved surface, and failure to install lighting as required by the SUP. Additional information about the violations and property conditions and pictures taken during the inspection are included in Exhibit C – Compliance Overview.

### **EXISTING USE CHARACTERISTICS AND FUNCTION:**

The subject property is being used as a Commercial Truck Parking Lot. The western portion of the lot is asphalt and the eastern portion of the lot is gravel. The Site Plan approved with the SUP in 2015 depicts

25 truck parking spaces on the asphalt. One of the conditions of the SUP is that the applicant install a chain link fence to prevent parking on the gravel.

Inspections of the site show that the applicant has not installed the chain link fence, that the parking lot spaces are not marked as required, and that vehicles are parked on unimproved surfaces.

The approved operational plan states that the site would be used only for semi-trucks and trailers. Inspections show that the site is being used to store inoperable vehicles.

The SUP requires that the site meet the standards in the Auto Related Business Regulations and employ best management practices in storm water pollution prevention. The City has issued citations for failure to clean up spills, improper storage of vehicle parts, and outside storage of tires without rims. These activities can potentially cause the discharge of pollutants to the storm drainage system.

**RECOMMENDATION:**

Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.





# 3 BEARS SPECIAL USE PERMIT RENEWAL 3223 E MAIN STREET

DECEMBER 28, 2020

2020/12/01  
09:07



# COMPLIANCE HISTORY

- **12/01/2020 : CIT** issued for the following violations:
  1. The parking lot has not been marked as required in the conditions of the SUP Inoperable vehicle storage
  2. There were vehicles observed parking on non-approved surface and are a violation of the conditions of the SUP.
  3. The Parking lanes have not been marked (20X80) spaces and vehicles were parked on non approved surface gravel and is non-compliant with the conditions of the SUP.
  4. Lighting as a required condition of the SUP has not been installed.
- **07/30/2020: CIT** issued for parking on non-paved surface, failure to comply with conditions of the SUP (no hydrant/fence installed and inoperable vehicle storage) and a large pile of salvage vehicle parts stored improperly.
- **07/30/2020: CIT** issued for failure to clean up the spills and outside storage of tires without rims.
- **03/19/2020: CIT** issued for non-approved use of the SUP ( holding inoperable vehicle) and improper storage of vehicle parts
- **09/23/2019: CIT** issued for improper deposit of oils or greases to the ground and outside storage of tires without rims
- **09/04/2019: CIT** issued for operating without certificate of occupancy and failure to comply with the conditions of the Specific Use Permit and prohibitions.

## COMPLIANCE HISTORY

- **06/18/2018:** NOV issued for failure to clean spills immediately and no dumpster on property.
- **06/05/2018:** CIT issued for failure to clean spills immediately and for outside storage of tires without rims.
- **04/02/2018:** NOV issued for outside storage of tires without rims, failure to clean up spills immediately, and no dumpster on site.
- **02/16/2018:** CIT issued for operating without a certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit and for adding structures without valid permit.
- **01/25/2018:** CIT issued for failure to characterize and dispose of waste properly, failure to cleanup spills immediately, and outside storage of materials used in automotive repair.
- **01/25/2018 :** CIT issued for no certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit.
- **12/15/2017:** NOV issued for no certificate of occupancy and failing to operate within the specific operating conditions of the Specific Use Permit.

# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Expectation:

A chain link fence shall be installed to prevent drivers from maneuvering their vehicles on the gravel.

## Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

All vehicles shall be parked on city approved surfaces, and completely within clearly marked parking spaces. as shown on the approved site plan.

### Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

Truck parking spaces shall measure 20ft by 62ft and standard passenger vehicle parking spaces shall measure 9ft by 18ft;

### Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

**SUP Expectation:** Adequate lighting shall be required. Lighting plans shall be approved by the chief planner.

### Condition observed during inspection:

- Lighting plan has not been submitted and there is no adequate lighting onsite.



## SUP REQUIREMENT VS. CURRENT CONDITION

**SUP Expectation:** Must install a fire hydrant for access to this site, as approved by the fire Marshall.

**Condition observed during inspection:**

- Fire hydrant has not been installed.



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

Paving replacement, as determined by the building official or chief planner, shall conform to the current standards of the unified development code.

### Condition observed during inspection:

- Vehicles parked on gravel and grassy area.



# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Condition Expectation:

All paved surfaces shall be kept free and clear of gravel, dirt and debris.

## Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Condition Expectation:

- This site shall be required to meet the property maintenance standards of the automotive related business regulations.
- There shall be no inoperable vehicles parked onsite; must practice all best management practices listed in its storm water pollution prevention plan.

### Condition observed during inspection:

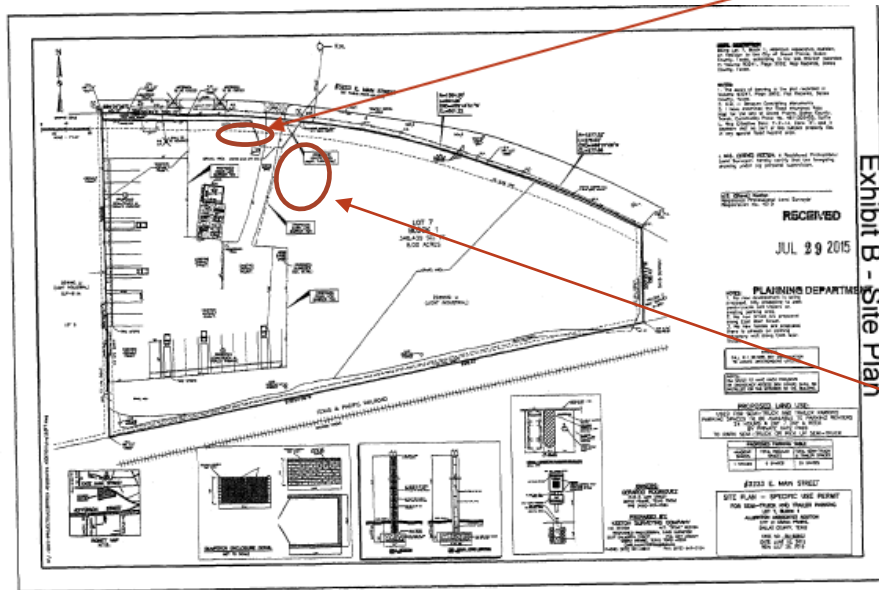


# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Condition Expectation:

- Future changes to the parking or expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department

## Condition observed during inspection:



## CONCLUSION:

- Environmental Quality does not recommend renewing the Special Use Permit for this business while an Automotive Related Business permit is issued. It has not met the conditions of SUP and the City's ordinance in the last four years.

The following is timeline and documents that were requested.

#### FENCING AND STRIPING

1-17-21: We have contracted Pave Kings to work on the project of putting up the chain link fence around the necessary area and stripe the lot with the standard truck space of 20'x62' as instructed. According to the Pave King rep the project should take 3-4 business days to complete the project after all vehicles have vacated the property.

#### VACATING PROPERTY

1-18-21: All tenants were given notice to vacate property. All tenants must vacate the property no later than [2-19-21](#). Any and all property left on the premises [after 2-19-21](#) will be disposed of or towed off of the property. No exceptions.

#### CLEAN UP

On going process: As tenants vacate the property, clean up of all trash and fluid spills will be addressed. The entire area must be cleaned for Pave Kings to properly stripe the area.

#### START OF PROJECT

TBD: The actual start of the project will be scheduled as soon as all tenants have left and Pave Kings and can give a definite date depending on their other ongoing projects.

#### \*PROPOSAL\*

Before this project gets underway, I would like to request to be able to asphalt a section of the southern part of the lot. I ask now because there is some fencing that is required towards the back of the lot. This section is about 56'x280'. I think this would greatly help with the maneuverability of the trucks as they try to park in their assigned spots. I have included a diagram for reference. The yellow highlighted area is area in question.

I have enclosed all documents and pictures requested. Please let me know if you need any else. Thank you.

Gerardo Rodriguez







# PAVE KINGS

## BID PROPOSAL

(469) 602-6208

Date: January 15, 2020

Submitted to: Owner

Project Description: **Fence Installation & Parking Lot Markings**

### 3 Bears Parking lot

	Quantity	Unit Price	Cost
Dig out 2ft Depth to install 8ft Galvanized fence poles (150) with concrete base and 900ft of Galvanized chain link fence including tensioners, elbows, sleeves, tops and a 20ft sliding gate (manual)	900ft	\$ 13.50	\$12,150.00
New Layout Parking lot Markings 20ft w x 62ft long using (Chlorinated Rubber High Traffic Paint) Including Clean Sweep for Trailer Parking	/	/	\$ 1,500.00
		Subtotal	\$13,650.00
	Tax	8.25%	
		Total	\$13,650.00

We propose hereby to furnish labor and materials complete in accordance with specifications above, for the sum of TOTAL: **\$ 13,650.00**

Thank you for this opportunity. We look forward to working with you to successfully complete the propose work. We estimate that the renovation will require approximately 3-4 work days depending on weather conditions and parking availability.

Note: This signed document will serve as a binding contract.

Owner/Owner rep: \_\_\_\_\_

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

1/17/21



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 11, 2021**

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez.

Assistant Attorney Tiffany Bull called the briefing to order by Video Conference at 5:34 p.m.

**AGENDA REVIEW #1** S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Commissioner Spare asked at 3,300 square feet, does it mean these units don't have backyards? Mr. Tooley stated they do have small backyards. Mr. Spare asked what is the square footage of the units that are not meeting the 3,300 sq. ft requirement. Mr. Tooley stated it's between 2,000-3,000 sq. ft. Mr. Spare stated they are far from the 3,300 sq. ft requirement and asked if the city is just bending to their will. Mr. Tooley stated this was proposed the same way during the Concept Plan. Mr. Spare asked why staff is not worried about the size of the lots. Chief City Planner, Savannah Ware stated the concept plan approved back in 2018 showed these lot size and it was confirmed that the depth and lot width were met but they did not have the tabulations on this and the way planned development and concept plan was approved it is consistent with the site plan. Planning and Development Director, Rashad Jackson stated the concept plan is noted the minimal lot size can be 2,100 sq. ft and the planned development also states Appendix W should be followed. Mr. Tooley stated the smallest lot is 2,200 sq. ft. 15 lots 2,200 sq. ft, 12 lots 2,754 sq. ft, 41 lots 3,000 sq. ft and 24 lots 3,060 sq. ft.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

**At 5:43 p.m. Commissioner Landrum was present at the meeting.**

**ITEM #2-** SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Vice Chairperson Moser asked if the property is owned or rented. Ms. Ware stated they own the property.

Commissioner Smith asked if the owner is being fined for not meeting the requirements of the SUP. Ms. Ware stated they are fined when they are issued citations. Ms. Smith asked what is plan b when the staff cannot get in connect with the owners. Ms. Ware stated Plan B is to hand deliver a letter because they have called all the phone numbers available in their files and emailed all the email addresses with no response.

Vice Chairperson Moser asked if citations have been paid. Environmental Services Manager, Cindy Mendez stated the owner has paid over \$6,700 in citations and they have been plea deals or no contest. Most charges are between \$324 and \$756 for each and he has been paying the window fines.

Commissioner Perez asked if there have been citations since 2017 and the commission has been approving the SUP renewal even though violations have been going on. Ms. Ware stated the SUP was renewed in 2018 and was placed on the consent agenda and doesn't understand why if they weren't in compliance then but that is why they are here today, to get them in compliance or revoke their SUP.

Vice Chairperson Moser asked how often the SUP renewal comes up. Ms. Ware stated it depends if it is still in the early stages of the SUP a lot of the times, they have that one-year language. Once it has a CO or it has been constructed the staff will bring them back in a year to review and they will not come back unless there are issues and citations would trigger that review. Mr. Moser asked when did the owner get the original SUP. Ms. Ware stated it was in 2015 and in 2016 they still weren't operating so the renewal was granted. Mr. Moser asked if staff sent them notifications and if owners responded. Ms. Ware stated that is correct and she had a teams meeting with the applicant the morning of the P&Z hearing and walked him through the staff's recommendations, issues and also sent him the link for the public hearing.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

**ITEM #3 - Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie** (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 to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Commissioner Smith asked why put apartments in the middle of a gas well. Ms. Ware stated the applicant will be available to answer this question.

Vice Chairperson Moser asked if the people who sent the letter of opposition own their land. Ms. Ware stated that is correct. Mr. Moser asked what the zoning on this property is. Ms. Ware stated the property is zoned agricultural and the FLUM has it designated for Mixed Use. Mr. Moser asked if they could build a house on it and it be conforming under the agricultural zoning. Ms. Ware stated correct.

Commissioner Smith stated she agrees with Mr. Moser being a safety issue to build around the gas well.

**ITEM #4- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2** (City Council District 2). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Commissioner Spare thanked the planning department for their recommendation and sticking to the guidelines.

### **ITEM #5-** COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated until further notice meetings will remain via zoom.

Vice Chairperson Moser had a question about a disclosure on the agenda and Assistant Attorney Tiffany Bull stated the item cannot be discussed.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Commissioner Smith thanked the staff for continuing to protect the staff during COVID and believes zoom meetings are the best thing right now.

COMMISSIONERS PRESENT: Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Julia Perez, Max Coleman, Josh Spare, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: Chairperson Shawn Connor, Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Legal Services, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant, Environmental Services Manager, Cindy Mendez, Code Enforcement Officer, Philip Curtis.

Vice Chairperson Bill Moser called the meeting to order by Video Conference at 6:36 p.m. and Commissioner Moser gave the invocation, and Commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 14, 2020.

Item #2- APPROVAL OF AMENDED MINUTES: To approve the amended minutes of the Planning and Zoning Commission meeting of November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #3- P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

Item #4 – P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Item #5- P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

Item #6- P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres. 187.141 acres situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 and LI, within the IH-30 Corridor Overlay District, and generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

Commissioner Smith moved to approve the minutes, amended minutes, cases P210101, P210102, P210103, and P201201.

Motion: Smith

Second: Coleman

Ayes: Moser, Smith, Spare, Coleman, Perez Landrum, Fedorko

Nays: none

**Vote: 7-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 7 S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Mr. Tooley stated the applicant intends to construct a single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District. The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes. The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

The applicant is requesting the following variance:

1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

The Development Review Committee (DRC) recommends approval.

Steve Schermerhom, 8430 Fair Oaks Frisco TX. 75033 75240 stepped forward and represented the case.

**At 6:55 p.m. Chairperson Connor was present at the meeting.**

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Landrum

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

Nays: none

**Vote: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 8- SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. 76 Item 8. Page 2 of 3 It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted. Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Landrum stated based on the number of violations since 2018 he believes SUP needs to be revoked because it seems like they are willing to just pay fines and keep going on as they are.

Commissioner Perez asked how staff was trying to communicate with owner and if staff had the wrong phone number. Ms. Ware stated the email address in which the owner contacted her from was different from the ones we had on file and she did set up a Teams meeting with the owner this morning and walked him through the staff report and staff's recommendation.

Commissioner Moser stated he is not sure how Mr. Rodriguez didn't know about the hearing if he has been paying fines and wants to see what owner has to say.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, 75240 stepped forward and represented the case, he stated he never received any letters, but he did find out where some mail was delivered to the wrong address, which is why he never knew about the review.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Assistant Attorney Tiffany Bull stated if the commissioners believe owner didn't receive any notifications about the hearing and wish to give him more time to prepare for the hearing of January 25<sup>th</sup>, you can.

Chairperson Connor asked with all the contact the city has had with him about the violations, why hasn't any of the improvements been done because it seems like they are ignoring it. Mr. Rodriguez stated they aren't ignoring it. He goes down there once every week or so and keeps it clean. Mr. Connor listed a few of the violations the owner received and stated it seems like he just pays the fines and ignores following SUP's regulations/requirements. Mr. Rodriguez stated he is not trying to pay fines. Mr. Connor stated he hasn't answered his question as to why he hasn't made the improvements. Mr. Rodriguez stated he is not ignoring the citations and he takes them seriously.

Commissioner Fedorko stated he claims he didn't get notice of the hearing, but he has been paying the violations but asked if he knew the conditions of his SUP. Mr. Rodriguez stated yes. Mr. Fedorko asked by knowing the conditions of his SUP is it ok to agree that very few of those conditions have been met. Mr. Rodriguez stated yes, he agrees. Mr. Fedorko stated he wants to try to help him because they want Main St. to have viable operating businesses and asked why the conditions haven't been met. Mr. Rodriguez stated he has been going through some tough times this past year, with having a lot of injuries and it has hindered him from being able to be on top of things like he should be and also due to the stress of the pandemic.

Commissioner Moser stated his SUP was approved in 2015 before the pandemic and the requirements they are talking about are the requirements in the SUP in 2015 and went on to state some of those requirements. He agrees with commissioner Fedorko he loves small businesses to succeed but it seems like he is ignoring the requirements.

Commissioner Smith asked what his plan would be if they approved the SUP and to include a timeline. Mr. Rodriguez stated he would do the striping and fence within 30 days. Ms. Smith stated it would be up to the entire commission to decide.

Commissioner Perez stated not having a fire hydrate on the property is concerning because of safety concerns and has had 5 years to get it done. Mr. Rodriguez stated there is one across the street.

Commissioner Spare agrees with Commissioner Landrum. He went on to state he would want to pull the SUP until council and get from the owner contracts for the striping, fencing, etc. to prove to the council members he is taking it seriously.

Chairperson Connor stated looking at it, a lot of the violations are minor, and it seems like the owner doesn't care to fix it.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Commissioner Fedorko agrees with commissioner Connor.

Commissioner Moser stated if the applicant would like to have some extra time to prepare for a hearing or continue the hearing today. We can have a motion to table until the next Planning and Zoning Hearing and give him 2 weeks to formulate a plan.

Assistant Attorney Tiffany Bull stated she thinks the commission should take into consideration whether Mr. Rodriguez feels he had enough time to prepare for this hearing since he indicated he only received notice this weekend.

Commissioner Moser asked Mr. Rodriguez if he would like to table it and get an additional two weeks to formulate a plan. Mr. Rodriguez stated he would appreciate the two weeks.

Commissioner Spare stated in two weeks he would like to see a signed contract for relining, new fencing, and would like to see some cleaning done on the property and the plan. Mr. Rodriguez stated yes sir.

Commissioner Smith asked if we could get clarification about the fire hydrate. Code Compliance Officer Philip Curtis stated that requirement was placed by the fire marshal's office and typically when a depth of a property is over 150 ft it is required to have a fire hydrate on property. Mr. Moser stated they will get clarification from fire marshal before the next meeting.

Chief City Planner Savannah Ware stated the next Planning and Zoning Meeting is on January 25<sup>th</sup> and the packet goes out January 22<sup>nd</sup>, which means if the commissioners would make a motion requiring the applicant to submit an operational action plan then we would need it by January 20<sup>th</sup> at noon. Mr. Rodriguez asked who he would submit his operational action plan to. Ms. Ware stated he can coordinate with her.

There being no further discussion on the case commissioner Spare moved to close the public hearing and revoke SUP on case SU150803C per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Connor

Ayes: Spare, Connor, Landrum, Moser

Nays: Smith, Fedorko, Coleman, Perez

**Vote: 4-4**

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Motion: **Failed**

There being no further discussion on the case commissioner Smith moved to close the public hearing and table case SU150803C to the next meeting January 25, 2021 with recommendation that the owner prepare an action plan to bring property into compliance and submit by noon on January 20, 2021.

Commissioner Spare amended the motion with the approval of Commissioners Smith and Perez to include the recommendation that the owner also provide signed contracts with a fencing company and a stripping company and show a receipt that he paid or did himself the cleaning of the oil stains.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

Ayes: Spare, Connor, Moser, Fedorko, Smith, Coleman, Perez

Nays: none

Abstaining: Landrum

**Vote: 7-0-1**

Motion: **Carried**

PUBLIC HEARING AGENDA ITEM # 9- Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (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 to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

Ms. Ware stated the purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use. The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix. Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property. As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway. The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

Commissioners discussed the safety concerns about building apartments around a gas well and asked what other uses a better fit on this parcel are.

Commissioner Coleman asked if gas well is active. Ms. Ware stated it is a producing gas well.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

### Break at 8:07 pm and reconvened at 8:15 pm

Robert Weinstein, 495 Broadway 7<sup>th</sup> Floor New York NY 10002 stepped forward and represented the case and gave a Power Point presentation.

Commissioner Smith asked what the cost per unit for rent is. Mr. Weinstein stated one bedroom: \$900-\$1200, two bedrooms: \$1,500-\$1,800.

Commissioner Fedorko asked if they have had any discussions with fire dept about being so close to a gas well. Mr. Weinstein stated they had a DRC meeting and the fire dept was in attendance and made some changes with the comments they were given.

Commissioner Moser stated he understood you can't have commercial construction within 300 ft and residential within 600 ft and asked is that correct. Mr. Jackson stated per environmental comments given to them it is 300 ft for residential.

Maxwell Fisher, Master Plan Texas, 2201 Main St Suit 1280 Dallas TX 75201, stepped forward and represented the case, he stated mixed use wouldn't work on this parcel because of the lack of traffic. He gave examples of other developments that were built around well heads.

### A letter of opposition was submitted by the Longneckers.

There being no further discussion on the case commissioner Spare moved to close the public hearing and deny case Z201202/CP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Moser, Smith, Spare, Perez Landrum, Fedorko, Connor

Nays: Coleman

**Vote: 7-1**

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Planner Jonathan

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Tooley presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

Mr. Tooley stated the purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses. The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill. The applicant is not requesting any variances.

While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

Commissioner Fedorko stated the FLUM and the 161 Focus Area Map contradicts one another and asked why. Planning and Development Director Rashad Jackson stated when the FLUM was established and they built deeper into this focus area a portion of the FLUM should have been updated and at a minimum the applicant should propose a submittal that mixes the two but try to keep hard corner as commercial. Mr. Moser stated the 161 Focus Area Map came after the FLUM.

Commissioner Spare stated he has been trying to protect 161 for a long time and believes apartments will ruin our city.

Commissioner Connor stated he agrees with commissioner Spare and stated there are too many apartments based on the Multi-Family Development Map.

Commissioner Spare asked can an updated map be presented to the board each time cases for apartments comes before them. Ms. Ware stated yes.

Commissioner Smith stated she agrees with commissioners Spare and Fedorko about the updated map.

## PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021

Mr. Jackson stated the staff was asked to make a total assessment and present it to the CCDC meeting and it is currently on the agenda for the meeting taking place January 12, 2021.

Commissioner Moser stated to bring up the concerns on their behalf to the board members.

Spencer Byington, 5600 South FM 148 Kaufman TX stepped forward and represented the case and gave a presentation.

Commissioner Connor stated he doesn't want to see another gas station or apartments and there are so many other viable options available for retail.

Commissioner Spare stated if retails don't come about, he would rather see a warehouse.

Commissioner Smith agreed with commissioners Connor and Spare.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case Z210102/CP210102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Spare

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

Nays: none

**Vote: 8-0**

Motion: **carried**

Commissioner Connor moved to adjourn the meeting. The meeting adjourned at 9:42 p.m.

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Shawn Connor, Chairperson

ATTEST:

## **PLANNING AND ZONING COMMISSION MINUTES, JANUARY 11, 2021**

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Cheryl Smith, Secretary

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



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza. Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** SU210101 - Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Specific Use Permit for a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

### PURPOSE OF REQUEST:

The applicant intends to open a Tattoo and Body Piercing Studio at 112 NE 4<sup>th</sup> St. A Tattoo and Body Piercing Studio requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

### ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Central Area	Office
South	Central Area	Restaurant
West	Central Area	School
East	Central Area	Auto Related Business

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a reception area, a space to sell art and merchandise, and space for tattoo/piercing stations. If approved, this will be the second Tattoo and Body Piercing Studio in the Central Area zoning district.

The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and
- Hours of operation shall not extend beyond midnight.

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

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this area as Mixed Use. Mixed use areas are integrated developments of retail, public, office, entertainment, and residential uses. These areas are intended to provide flexibility and encourage innovative, unique, and sustainable developments. The proposed use is consistent with the FLUM.

The location is within the Downtown Plan study area. The purpose of the plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed use is consistent with the plan's purpose.

## **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the condition that the applicant comply with the operation conditions in the Unified Development Code.



My name is Ruben J. Ambriz, and I am a professional, local artist, who specializes in tattoos. I was born at DFW Hospital off Great Southwest on June 14<sup>th</sup>, 1976. I graduated from Grand Prairie High School in 1995, and I have lived in Grand Prairie all of my life. Ever since I could remember, I've been self-taught in my artworks, and have a natural talent for it. For those reasons, I am inquiring to open a tattoo and body piercing studio at 112 N.E. 4th St. Grand Prairie, TX, 75050.

I started my DBA as "GOOD PAIN" (hence the initials being G.P.) on August 16<sup>th</sup>, 2013. The name has followed me my entire professional career in art and has a large following on social media. My concept is to have an art studio specializing in tattoo artwork, and to steer away from the negative views of just a, "tattoo shop", in my description. I want to have a modern tattoo studio for not only local artists, but guest spots for traveling artists to share their art with the wonderful city of Grand Prairie, and surrounding cities. My idea is to attract a wide variety of clients to our city at an upscale tattoo art studio. We will provide exceptional professional customer service to all, with no discrimination.

The services "Good Pain" will provide are tattoo artworks and body piercings. All implements used for either services are disposable, pre-sterilized, and one-time use. It will be mandatory for all artists and employees to abide by the universal guidelines of tattoo parlors. In order to provide respect and privacy for all clients and artists, there will be separation amongst waiting and working areas. At all times, there will be clean restrooms with operating toilets and utility sinks available.

Tattoo artwork pricing will depend on three things: Sizing, placement, and overall complexity of the design. The tattoo studio minimum is \$75. For bigger sizes and custom projects, the tattoo hourly rate will be \$150/hour. An updated price list for body piercing could be provided upon request.

My hours of operation would be as followed:

Monday - Thursday 12:00 PM - 10:00 PM

- Last available appointment for our services will be accepted no later than 9:00 PM.

Friday - Sunday 12:00 PM - 11:00 PM

- Last available appointment for our services will be accepted no later than 10:00 PM.

To ensure the safety of our clients and of our artists, everyone will be required to complete a COVID-19 screening upon arrival, and all COVID-19 regulations will be followed throughout the studio. Tattoo, body piercing, and consultation services are preferred to be done by appointment, but walk-ins are welcome upon availability. All consent forms will be completed and filed digitally.

Employees: 1-4 artists and possibly 1 front receptionist. All artists will be required to provide proof of BBP Training Certification and CPR Training.



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/25/2021

**REQUESTER:** Monica Espinoza. Executive Assistant

**PRESENTER:** Brett Huntsman, AICP, Transportation Planner

**TITLE:** MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

### ANALYSIS:

The proposed change to Westchester Pkwy will reduce the roadway classification from a Principal Arterial, 4-lane, divided (P4D) to a Minor Arterial, 4-lane, undivided (M4U) from Dechman Dr to S Belt Line Rd. This allows for more flexibility in design and reduces impacts to existing developments by reducing right-of-way requirements from 100' to 70' and reducing horizontal radius (curve) from 1050' to 775'. There will be a slight reduction in capacity.

The proposed change to Westcliff Rd will increase the roadway classification from a Minor Arterial, 3-lane, undivided (M3U) to a Minor Arterial, 4-lane, undivided (M4U) from I-20 EB Frontage to E Bardin Rd. This will create additional north/south carrying capacity to offset change in Westchester and increases right-of-way requirement by 10'.

### RECOMMENDATION:

The Development Review Committee (DRC) recommends approval. At its January 12, 2021 meeting, the City Council Development Committee (CCDC) recommended approval.

