



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, January 21, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [20-9690](#)      Prairie Lights 2019 Recap - Presented by Cheryl DeLeon, Parks, Arts and Recreation Director

#### Agenda Review

#### Executive Session

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

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

#### Recess Meeting

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#### 6:30 PM Council Chambers

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**Invocation: Pastor Jordan Villanueva, Indian Hills Baptist Church**

**Pledge of Allegiance to the US Flag and to the Texas Flag led by Mayor Pro Tem Greg Giessner**

#### Presentations

- 2      [20-9709](#)      Comprehensive Annual Financial Report Award from GFOA - Presented by Janina Jewell, GFOA Representative
- 3      [19-9656](#)      Grand Prairie Complete Census Count Committee Proclamation

**Attachments:** [2020 Census Committee](#)



- 4      [20-9702](#)      Recognition of Miss Grand Prairie Hispana Latina Jocelyn Carrasquillo

### Consent Agenda

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

- 5      [20-9710](#)      January 7, 2020 Council Minutes

**Attachments:** [01-07-2020 Council Minutes](#)

- 6      [19-9655](#)      Ratify and approve previous change orders to the price agreement with UBM Enterprise, Inc. for janitorial services in the cumulative amount of \$83,163.57, and authorize the City Manager to execute Change Order #6 to current and future renewal terms in the cumulative amount of \$161,769.19

- 7      [20-9668](#)      Ratify and approve the previous renewals to the city's Wellness Program Agreement with NS412, LLC DBA Naturally Slim in the cumulative amount of \$132,685; authorize the addition of four one-year renewal options in the estimated cumulative amount of \$66,340.00; and authorize the City Manager to execute those additional renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

- 8      [20-9694](#)      Ratify the contract for the Fire Department's Policy Manual Subscription agreement with Lexipol, LLC, a sole source provider, in the cumulative amount of \$56,015 for an initial one-year term with successive one-year renewals beginning in May of 2015, and is requested to be ratified for its previous expenditures and authorized to be renewed for an additional one-year term in the annual amount of \$10,578 with the addition of four additional one-year renewal options, for a total not to exceed \$52,890 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract amount so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Attachments:** [20-9694 Lexipol](#)

- 9      [20-9686](#)      Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$85,000 in Westchester PID (Council District 6)

**Attachments:** [Exhibit A-WCPID Budget 5yr service plan-FY20-WC-Final.pdf](#)

- 10      [20-9688](#)      Award a contract for the installation of an above-ground fuel tank and remodel at the Lynn Creek Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$96,881 through a national interlocal agreement with BuyBoard

**Attachments:** [20-9688 Lynn Creek Fuel Island- Budget Summary.xlsx](#)



- 11      [20-9693](#)      Contract with Bright Star Construction and Design for Brick Wall Repairs in the amount of \$193,322.68 - Peninsula PID (Council Districts 4 and 6)  
**Attachments:** [Exhibit A PNPID Budget Peninsula FY20.pdf](#)
- 12      [20-9695](#)      Assignment of Contract for EZ-IO Intraosseous Vascular Access System Price Agreement from ARROW INTERNATIONAL, INC to TELEFLEX, LLC; this sole source agreement was for \$35,000 annually for one year initially with the option to renew for four additional one-year periods totaling \$175,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)  
**Attachments:** [20-9695 Teleflex](#)
- 13      [20-9696](#)      Purchase of state mandated water well capping and plugging services at various sites from Advanced Water Well Technologies in the amount \$214,560.28 with a 5% contingency of \$10,728.01, for a total amount of \$225,288.29 through an inter-local agreement with BuyBoard  
**Attachments:** [CC 20-9696 - Advanced Water Well Technologies Quote .docx.pdf](#)  
[CC 20-9696 - Expenditure Form.docx](#)
- 14      [20-9697](#)      Interlocal purchasing agreement with the City of Cedar Hill, Texas, with Readiness Group of Ft. Worth, Texas for mental health support for the period of the grant, beginning on the Agreement Effective Date and terminating on December 31, 2020, unless renewed at that time at no cost to the City of Grand Prairie, Texas
- 15      [20-9706](#)      Non-binding Memorandum of Understanding to lease acreage fronting EpicCentral to Chicken N Pickle.
- 16      [20-9707](#)      Non-binding Memorandum of Understanding with Bolder Adventure Park for lease and operation of 7+ acres in EpicCentral
- 17      [20-9704](#)      Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income
- 18      [20-9692](#)      Resolution authorizing the City Manager to submit an application for FY 2020 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581

### Public Hearing Consent Agenda



- 19**      [19-9581](#)      CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A- Land Use Map.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

- 20**      [19-9572](#)      Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

- 21**      [19-9640](#)      CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of **‘Parks and Recreation’** for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map](#)  
[CPA200101 Mailing List](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)



- 22**      [19-9641](#)      Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of ‘**AG, Agricultural**’ for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map](#)  
[Z200101 Mailing List](#)  
[Exhibit i - Boundary Adjustment Ordinance](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

- 23**      [19-9642](#)      Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A- Location Map](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

- 24**      [19-9636](#)      S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Truck Dock Screening.pdf](#)  
[Exhibit F - Appendix F Checklist.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)



- 25**      [19-9637](#)      S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

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

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

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

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

[PZ Draft Minutes 01-06-2020.pdf](#)

- 26**      [19-9638](#)      S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

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

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

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

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

[PZ Draft Minutes 01-06-2020.pdf](#)



- 27**      [19-9639](#)      S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Elevations](#)  
[Exhibit D - Landscape Plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

### **Public Hearing on Zoning Applications**

- 28**      [19-9570](#)      SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Bida Em Floor Plan.pdf](#)  
[Exhibit C - BIDA EM operational plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)



- 29**      [19-9643](#)      Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

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

[Exhibit B - Site Plan](#)

[Exhibit C - Building Elevations](#)

[Exhibit D - Landscape Plan](#)

[PZ Draft Minutes 01-06-2020.pdf](#)

- 30**      [19-9634](#)      SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443. (On January 6, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

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

[Exhibit B - Site Plan](#)

[Exhibit C - Proposed Elevations](#)

[PZ Draft Minutes 01-06-2020.pdf](#)

## **Items for Individual Consideration**



- 31**      [19-9635](#)      S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Site Plan](#)  
[Exhibit C- Elevations](#)  
[Exhibit D- Landscape Plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

### **Citizen Comments**

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

### **Adjournment**

#### *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted January 17, 2020.*

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*Catherine E. DiMaggio, City Secretary*

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





Legislation Details (With Text)

<b>File #:</b>	20-9690	<b>Version:</b>	1	<b>Name:</b>	Prairie Lights 2019 Recap
<b>Type:</b>	Presentation	<b>Status:</b>		<b>Status:</b>	Staff Presentations
<b>File created:</b>	1/7/2020	<b>In control:</b>		<b>In control:</b>	City Secretary
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Prairie Lights 2019 Recap - Presented by Cheryl DeLeon, Parks, Arts and Recreation Director				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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Title  
Prairie Lights 2019 Recap - Presented by Cheryl DeLeon, Parks, Arts and Recreation Director





Legislation Details (With Text)

File #:	20-9709	Version:	1	Name:	CAFR Briefing
Type:	Presentation	Status:		Presentations	
File created:	1/16/2020	In control:		City Secretary	
On agenda:	1/21/2020	Final action:			
Title:	Comprehensive Annual Financial Report Award from GFOA - Presented by Janina Jewell, GFOA Representative				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title  
Comprehensive Annual Financial Report Award from GFOA - Presented by Janina Jewell, GFOA Representative





Legislation Details (With Text)

**File #:** 19-9656      **Version:** 1      **Name:** Complete Count Committee Proclamation  
**Type:** Presentation      **Status:** Presentations  
**File created:** 12/16/2019      **In control:** City Secretary  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Grand Prairie Complete Census Count Committee Proclamation  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2020 Census Committee](#)

Date	Ver.	Action By	Action	Result
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Title  
Grand Prairie Complete Census Count Committee Proclamation



***WHEREAS, the census is a count of every person who lives in the United States and its territories every 10 years; and***

***WHEREAS, in 2020, you will be asked to count everyone who lives in your home as of April 1; and***

***WHEREAS, your responses help Grand Prairie get its share of the \$675 billion in federal funds that are distributed each year to communities nationwide for clinics, schools, roads and more; and***

***WHEREAS, your responses are also used to redraw legislative districts and determine the number of seats your state has in the U.S. House of Representatives; and***

***WHEREAS, your responses to the 2020 Census are safe, secure and protected by federal law. Your answers can only be used to produce statistics--they cannot be used against you by any government agency or court in any way—not by the FBI, not by the CIA, not by the DHS, and not by ICE; and***

***WHEREAS, new this year, every household will have the chance to respond online or by phone in addition to the traditional by mail option.***

***NOW, THEREFORE, I, Ron Jensen, Mayor of the City of Grand Prairie, Texas, on behalf of the City Council, recognize the Grand Prairie Complete Committee for its work in the community to inform the public for a success count.***

***WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21<sup>st</sup> DAY OF JANUARY, 2020.***

  
***Ron Jensen***  
***Mayor***





# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Legislation Details (With Text)

**File #:** 20-9702      **Version:** 1      **Name:** Recognition of Miss Grand Prairie Hispana Latina  
**Type:** Presentation      **Status:** Presentations  
**File created:** 1/14/2020      **In control:** City Secretary  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Recognition of Miss Grand Prairie Hispana Latina Jocelyn Carrasquillo  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Recognition of Miss Grand Prairie Hispana Latina Jocelyn Carrasquillo





## Legislation Details (With Text)

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**File #:** 20-9710      **Version:** 1      **Name:** January 7, 2020 Minutes  
**Type:** Minutes      **Status:** Consent Agenda  
**File created:** 1/16/2020      **In control:** City Secretary  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** January 7, 2020 Council Minutes  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [01-07-2020 Council Minutes](#)

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

**Title**  
January 7, 2020 Council Minutes

**Presenter**  
Cathy DiMaggio, City Secretary

**Recommended Action**  
Approve

**Analysis**  
Minutes are attached.





# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, January 7, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

**Mayor Jensen called the meeting to order at 4:34 p.m.**

**Present** 8 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge  
**Absent** 1 - Council Member Jeff Copeland

#### Staff Presentations

**1** Sales Tax Update - Presented by Andrew Fortune, Assistant to the City Manager

*Andrew Fortune, Assistant to the City Manager, gave a brief update on the Comptroller's sales tax changes with regard to point of origin and the impact on the city's budget.*

**Presented**

**2** I-20 and I-30 TXDOT Frontage Roads Update - Presented by Walter Shumac, Transportation Director

*Walter Shumac, Transportation Director, updated Council on the progress of the I-20 and I-30 frontage road projects.*

**Presented**

#### Agenda Review

*Mayor Pro Tem Giessner stated that Items 9 and 30 on the Consent Agenda would be tabled.*

*Mayor Jensen suggested that Council travel to Flower Mound to look at home on 30 ft. lots that are selling for \$400,000. He said they share parking with upscale apartments behind them.*



**Executive Session**

*Mayor Jensen convened a closed session at 5:03 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:35 p.m.*

**Recess Meeting**

**Mayor Jensen recessed the meeting at 5:35 p.m.**

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**6:30 PM Council Chambers**

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**Mayor Jensen reconvened the meeting at 6:30 p.m.**

**The Invocation was given by Deputy Mayor Pro Tem Jorja Clemson. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Jim Swafford.**

**Presentations**

- 3** Lunar New Year Proclamation - Presented to Matthew and Steve Loh

*Deputy Mayor Pro Tem Clemson read a proclamation for Lunar New Year. Mayor Jensen presented the proclamation to Matthew Loh.*

**Presented**

*Mayor Pro Tem Giessner read a proclamation for See It Through Foundation. Mayor Jensen presented the proclamation to Bill Hills, Housing and Neighborhood Services Director, and to members of his fraternity.*

**Consent Agenda**

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 4 through 8 on the Consent Agenda, table Item 9, approve Items 10-29, table Item 30 and approve Items 31 through 36. The motion carried unanimously.**

- 4** Minutes of the December 17, 2019 Meeting

**Approved on the Consent Agenda**



- 5 Confirmation of the appointment of Daniel Scesney as Grand Prairie Police Chief, in accordance with Local Government Code, Section 143.013(a)(1), effective January 18, 2020

**Approved on the Consent Agenda**

- 6 Price Agreement for Traffic Signals/Fiber Optic Ground Boxes with Dynamic Vision Company, Inc., at an estimated annual cost of \$41,639. This agreement will be for one year with the option to renew for four additional one year periods totaling \$208,195 if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Approved on the Consent Agenda**

- 7 Amend and restate existing Ellis County Interlocal Agreement establishing platting procedures for property in the ETJ

**Approved on the Consent Agenda**

- 8 Contract with Future Outdoors, LLC for Fence Construction in the amount of \$67,309 - Forum Estates PID (Council District 4)

**Approved on the Consent Agenda**

- 9 Developer Agreement Final Reconciliation Change Order for Greenway Trails with WM SUB GT, LP in the negative amount of \$879,167.67 (This item was tabled at the January 7, 2020 Council meeting.)

**Tabled**

- 10 Copier leases from Ricoh in the total estimated amount, over all lease years, not-to-exceed \$1,000,000 through a national interlocal agreement with Department of Information Resources (DIR)

**Approved on the Consent Agenda**

- 11 Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term

**Approved on the Consent Agenda**

- 12 Renewal of an integrated supply agreement with Genuine Parts Co. dba NAPA for on-site fleet parts store management and parts purchases to extend the final renewal option for an amount not to exceed \$1,350,000 through a Master Interlocal Agreement with Sourcewell

**Approved on the Consent Agenda**



- 13** Renewal of the city's contract with Life Extension Clinics, Inc. DBA Life Scan Wellness Center for Annual Medical Evaluations for Fire Personnel in the increased annual amount of \$50,000 through an interlocal agreement with the City of Plano for a one-year term with two additional one-year renewal periods remaining totaling \$180,000 if all extensions are exercised

**Approved on the Consent Agenda**

- 14** Renewal of Tax Factory Support Software with Business Software, Inc., as a sole source provider, in the annual amount of \$6,676.82 with 5% annual increase, for a one-year term with four additional one-year renewal periods for a total not to exceed \$38,738.33 if all renewal periods are exercised and authorize the City Manager to execute any additional renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Approved on the Consent Agenda**

- 15** Renewal of a price agreement for veterinarian test kits from sole source provider IDEXX Laboratories with a monetary increase of \$10,000 (for a total not-to-exceed \$30,000 annually) for one year with the option to renew for four additional one year periods now totaling \$140,000 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on the Consent Agenda**

- 16** Renewal of polygraph and psychological testing services contracts with Sage Cognitive Solutions in the annual amount not to exceed \$12,000; renewal of our psychological testing services contracts with Pepper Psychological Services, PLLC in the annual amount not to exceed \$10,000; renewal of our psychological testing services contracts with Altman Psychological Services, PLLC in the annual amount not to exceed \$1,500; renewal of our psychological testing services contracts with Price, Proctor & Associates, LLP in the annual amount not to exceed \$3,000; renewal of our polygraph testing services contracts with Behavioral Measures & Forensic Services in the annual amount not to exceed \$3,000; All agreements were for an initial one year term and are requested to be renewed for an additional one-year term with the addition of three additional one-year renewal options for a total not to exceed \$162,450 if all renewal options are exercised

**Approved on the Consent Agenda**

- 17** Contract for the purchase and installation of protective rain canopies and shade



structures for Firehouse Gastro Park from Playground Solutions of Texas, Inc. in the amount of \$149,122 through a national interlocal agreement with Sourcewell; city staff is recommending a foundations coordination allowance of \$30,000 and an allowance of \$20,000 for existing facility adjustments required, bringing the total funding request to \$199,122

**Approved on the Consent Agenda**

- 18** Purchase of one (1) new Ram 3500 crew cab with dump body (\$48,904), one (1) new Ram 3500 crew cab with flatbed body (\$52,235.90), one (1) new Ram 3500 crew cab pickup with gooseneck body (\$55,719), one (1) new Ram 3500 crew cab pickup with utility body (\$45,916.70), one (1) new Ram 2500 crew cab utility body and crane (\$47,224.75) from Cowboy Chrysler Dodge Jeep, respectively for a combined total of \$250,000.05 through an Interlocal Agreement with GoodBuy

**Approved on the Consent Agenda**

- 19** Purchase of one (1) new Ram 5500 regular cab pickup with Versalift aerial lift (\$139,632), and one (1) new Ram 5500 crew cab pickup with dump body (\$62,207) from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$201,839 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 20** Purchase and installation of all network infrastructure equipment for new Fire Station 3 from Facility Solutions Group (FSG) in the amount of \$18,687 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 21** Purchase and installation of all security and door access control equipment for new Fire Station 3 from Videotronic, Inc. (dba VTI Security) in the amount of \$41,263.38 through a national interlocal purchasing agreement with the State of Minnesota.

**Approved on the Consent Agenda**

- 22** Purchase and installation of all audio/video equipment for phase two of the new City Hall project from Infinity Sound, Ltd. in the amount of \$196,955 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 23** Purchase and installation of all security and door access control equipment for phase two of the new City Hall project from Videotronic, Inc. (dba VTI Security) in the amount of \$92,190.60 through a national interlocal purchasing agreement with the State of Minnesota.

**Approved on the Consent Agenda**



- 24** Purchase and installation of all network infrastructure equipment for phase two of the new City Hall project from Facility Solutions Group (FSG) in the amount of \$94,931 through a national interlocal agreement with BuyBoard
- Approved on the Consent Agenda**
- 25** Change Order/Amendment No 2 with TBG Partners in the amount of \$44,950 for design of parking lot and modification of overall Master Plan for PlayGrand Adventures
- Approved on the Consent Agenda**
- 26** Construction Contract with McMahon Contracting, L.P. in the amount of \$3,522,865.43 for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road; Material Testing with Kleinfelder in the amount of \$32,416.55; contract contingency in the amount of \$176,143; In-House labor distribution in the amount of \$176,143 for a total project cost of \$3,907,567.98
- Approved on the Consent Agenda**
- 27** Contract with LandCare for Landscape Maintenance for one year in the amount of \$693,500 in Peninsula PID (Council Districts 4 and 6)
- Approved on the Consent Agenda**
- 28** Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of \$37,500 for the purpose of compliance-related activities of tobacco retailers.
- Approved on the Consent Agenda**
- 29** Change Order/Amendment No. 6 with Hill & Wilkinson General Contractors for phase one of the New City Hall Complex in the amount of \$129,952.64 for landscape revisions, handrail changes, utility coordination, added security provisions, signage credit, south stairwell conditioning, glass vision panels, engraved outlet plates, parking curb adjustments, millwork modifications, increased concrete scope, added drainage, door hardware keying revisions, construction schedule impacts and credits for eliminated scope of work
- Approved on the Consent Agenda**
- 30** Resolution authorizing the City Manager to enter into a Project Specific Agreement Amendment with Dallas County for the widening of Camp Wisdom Road MCIP 40811 from approximately 1700 linear feet west of Carrier Pkwy to FM 1382 and commit the city to additional funding from the City's original share of \$3 million to be increased to \$8,597,939 (This item was tabled at the January 7, 2020 meeting.)



**Tabled**

- 31** Resolution in support of the Lennox House application for Tax Credits

**Adopted**

Enactment No: RES 5067-2020

- 32** Ordinance authorizing assignment and special pay for certain Police Officers who perform specialized Dive Team functions in the Police Department.\

**Adopted**

Enactment No: ORD 10783-2020

- 33** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$260,000; and approve a contract with DCC, through a national interlocal agreement with BuyBoard, for pool replaster repairs at McFalls and Bowles Pools in an amount not to exceed \$115,000

**Adopted**

Enactment No: ORD 10784-2020

- 34** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; construction contract with Gra-Tex Utilities in the amount of \$2,558,259 for sanitary sewer and electrical improvements at Loyd Park; material testing with Kleinfelder Consultants in the amount of \$23,513; contract contingency in the amount of \$127,913; In-house labor distribution in the amount of \$127,913 for a total project cost of \$2,837,598

**Adopted**

Enactment No: ORD 10785-2020

- 35** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Purchase and installation of a security system in the Main Library parking lot in the amount of \$26,936.21 through an existing City price agreement with Videotronix, Inc. DBA VTI Security

**Adopted**

Enactment No: ORD 10786-2020

- 36** Ordinance amending the Code of Ordinances, Chapter 13, Article XX. Automotive Related Business Regulations

**Adopted**

Enactment No: ORD 10787-2020



## Public Hearing on Zoning Applications

37

Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development. (On December 2, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 5-0).

*David Jones, Chief City Planner, reviewed Case Z181101A/CP181101A that was tabled at the December 17, 2019 Council meeting. He stated that the developer has replaced the cottages with townhomes and is taking 2.5 acres from the townhomes and adding to the multi-family portion. He said the retail component would be changing from a ratio of 50% to 38% of multi-family. Mr. Jones said the developer will be coming back with a site plan on all three uses.*

*Council Member Lopez asked if there were any drive-thrus. Mr. Jones replied there were not any drive-thrus. Mr. Lopez asked if this was open parking or gated. Mr. Jones said it would all be gated except for parking on the corner. He said all parking for multi-family would be behind gates. Council Member Wooldridge asked if the developer had met all landscaping requirements. Mr. Jones said the developer had not asked for any variances.*

*Terrence Jobe, 2415 Summerfield, Midlothian, was present to answer questions.*

**Council Member Lopez moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z181101A/CP181101A as presented by staff. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10788-2020

## Items for Individual Consideration

38

SNC191001 - Street Name Change - Locker Street to Brisket Lane (City Council District 5). Street Name Change request to change Locker Street between W Main Street and W Pacific Street to "Brisket Lane".

*Mr. Jones presented the street name change request to change the name of Locker*



*Street to Brisket Lane. He said there were no addresses on this street.*

**Council Member Humphreys moved, seconded by Council Member Del Bosque, to approve SNC191001. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10789-2020

## Citizen Comments

*Angela Luckey, President of the Grand Prairie NAACP, 4473 Harpers Ferry Drive, stated that a veteran was given two tickets in 2019 for walking on I-30. She stated that she has viewed the video from the office's bodycam and the veteran was not disorderly. There were no posted signs to prohibit walking where this veteran was walking. Ms. Luckey asked Council to look at this case and dismiss his tickets.*

*Earnest Walker, Dallas, stated he is a veteran and was walking on I-30 from Dallas to Fort Worth on November 22 to commemorate President Kennedy's death. While walking, he encountered three Dallas police officers and he had previously sent a letter regarding this walk to Grand Prairie and other cities. Four Dallas officers stopped him and then stopped traffic and told him to continue. In Grand Prairie, one officer said it was a great thing he was doing. Officer Jefferson stopped him; Officer Jefferson was training another officer. Three other Grand Prairie officers responded and they were very helpful. None of the other officers supported Officer Jefferson. Mr. Walker said that officers need to be retrained. He asked that the tickets be dismissed.*

*Trina Hall, 2646 Bradey Lane, stated she would like a citizen review board because many citizens have complaints about the police department. She said there is a lack of respect to citizens. Ms. Hall said that improvements need to be made on how to handle mentally ill citizens, persons with PTSD or head injuries. She said the homeless are harassed by the police department. She asked for a citizen review board with representation from all areas of the city.*

*Karen Love, 1350 Skyline Road, said she was the General Secretary for Community Step-up which does case management. Ms. Love said a man asked her for help and she tried to contact Lt. Martinez who never returns calls, but Officer Martinez said he tried to call the man but he did not. She said this man was wrongly accused and protocol was not followed when he broke his foot. Ms. Love said when she went to file a complaint today, Officer Murphy just wanted to get rid of her. She said officers need training to learn how to deal with the mentally ill. She stated that Detective Martinez did not do his job.*

*Ann Ooko, 12708 Chattomwood, said she came from Kenya and there she could not speak before the Mayor. She stated she was Director of Community Step Up and there are many complaints about the police in Grand Prairie.*

*Clayton Harrison, 702 W. Warrior Trail, said there needs to be transparency in the police department. He said the officers use military tactics and threats of bodily harm. Mr. Harrison said arrest tactics need to be reviewed.*

*Carol Harrison-Lafayette, 1350 Skyline Road, stated there are Grand Prairie police officers that falsify police reports and do not follow policies. She stated she was the*



*President of Community Step Up. Ms. Harrison-Lafayette said police officers escalate a situation. She stated that Mayor Jensen is a great mayor. In the past, she had developed great relationships with officers. She stated there are officers not being held responsible for falsifying reports. Ms. Harrison-Lafayette said Brent McCoy refused to let her file a police report.*

*David Johnson, 206 Skyline, submitted a Citizen Comments card, but was not present when called to speak.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 7:20 p.m.**

*The foregoing minutes were approved at the January 21, 2020 meeting.*

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*Catherine E. DiMaggio  
City Secretary*





## Legislation Details (With Text)

<b>File #:</b>	19-9655	<b>Version:</b>	1	<b>Name:</b>	UBM Enterprises - Janitorial Services Change Order
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/16/2019	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Ratify and approve previous change orders to the price agreement with UBM Enterprise, Inc. for janitorial services in the cumulative amount of \$83,163.57, and authorize the City Manager to execute Change Order #6 to current and future renewal terms in the cumulative amount of \$161,769.19				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Anda Upchurch, Senior Buyer

### Title

Ratify and approve previous change orders to the price agreement with UBM Enterprise, Inc. for janitorial services in the cumulative amount of \$83,163.57, and authorize the City Manager to execute Change Order #6 to current and future renewal terms in the cumulative amount of \$161,769.19

### Presenter

Ray Riedinger, Facility Services Manager

### Recommended Action

Approve

### Analysis

On February 7, 2017 Council awarded an annual price agreement for janitorial services for all current City facilities, excluding the Summit, to UBM Enterprise, Inc. for an annual amount of \$701,645.52. This requested Council action is to ratify change orders to the previous contract terms in the cumulative amount of \$83,163.57, and authorize the City Manager to execute Change Order No. 6 to the current and remaining future renewal terms in the cumulative amount of \$161,769.19 and aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation.

<u>CONTRACT</u>	<u>TERM</u>	<u>ORIGINAL</u>	<u>CONTRACT</u>	<u>VALUE</u>	<u>C/O</u>	<u>VALUE</u>	<u>BY</u>	<u>TERM</u>
<u>ENDING CONTRACT VALUE</u>								
Initial		-	FY17/18		\$701,645.52			\$25,175.05
				\$726,820.57				
Renewal	#1	-	FY18/19	\$701,645.52	\$41,184.71		ratification	request
				\$742,830.23				



Renewal	#2	-	FY19	\$701,645.52	\$41,978.86	ratification	request
				\$743,624.38			
Renewal	#2	-	FY20	\$3,960.36		approval	request
				\$747,584.74			
Renewal	#3	-	FY21/22	\$701,645.52	\$74,531.76	approval	request
				\$776,177.28			
Renewal	#4	-	FY22/23	\$701,645.52	\$83,277.07	approval	request
				\$784,922.59			
<u>Previously Approved by CC</u>				<u>\$3,508,227.60</u>	<u>Approved by CC #17-6465</u>		
<u>Previously Approved by Staff</u>				<u>\$25,175.05</u>			
<u>Ratification Request</u>				<u>\$83,163.57</u>			
<u>New Approval Request</u>				<b><u>\$161,769.19</u></b>			
<u>Contract Total</u>				<u>\$3,778,335.36</u>	<u>* if all extensions are exercised</u>		

Change Order No. 1 increased the initial term by \$12,663.60 for a one-time cleaning of Airhogs Stadium.

Change Order No. 2 added weekend service at the Warmack and Main Libraries, and increased the annual amount of the price agreement by \$16,942.00. This change resulted in an increase of only six months of the initial contract term in the amount of \$8,471.00.

Change Order No. 3 removed part time weekday services, added full time weekday services at the Warmack Library, and added services at Asia Times Square, Charles V. England, and Lake Parks public safety locations, increased the annual amount of the price agreement by \$20,175.63, and executed the first of four available renewal options. This change resulted in an increase of two months to the initial contract term in the amount of \$3,362.61.

Change Order No. 4 corrected a calculation error in Change Order No. 3 and increased the annual contract amount by \$4,067.08. This change resulted in an increase of only two months to the initial contract term in the amount of \$677.85.

Contract Renewal No. 2 executed the second of four renewal options, and did not include any change to the annual amount of the price agreement.

Change Order No. 5 added twice weekly restroom cleaning services at the Service Center Shop and increased the annual amount of the price agreement by \$1,361.40. This change resulted in an increase of only seven months to the second renewal term in the amount of \$794.15.

The current requested Change Order No. 6 is to add full time weekday services at the new City Hall facility in the annual amount of \$40,730.96, and suspend services in the area of the Development Center that will be under renovations from January to October 2020, for an overall reduction of (\$12,493.30), and execute the third of four available renewal options. This change will result in an increase of \$3,960.36 to the current contract term, \$31,985.65 to the third renewal term, and \$40,730.96 to the fourth and final renewal term.

### Financial Consideration

Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.





## Legislation Details (With Text)

<b>File #:</b>	20-9668	<b>Version:</b>	1	<b>Name:</b>	Naturally Slim 12'-24'
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	12/23/2019	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Ratify and approve the previous renewals to the city's Wellness Program Agreement with NS412, LLC DBA Naturally Slim in the cumulative amount of \$132,685; authorize the addition of four one-year renewal options in the estimated cumulative amount of \$66,340.00; and authorize the City Manager to execute those additional renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
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### From

Bryce Davis, Purchasing Manager

### Title

Ratify and approve the previous renewals to the city's Wellness Program Agreement with NS412, LLC DBA Naturally Slim in the cumulative amount of \$132,685; authorize the addition of four one-year renewal options in the estimated cumulative amount of \$66,340.00; and authorize the City Manager to execute those additional renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

### Presenter

Lisa Norris, Human Resources Director

### Recommended Action

Approve

### Analysis

On February 1, 2012 the City entered into an annual price agreement for employee participation in a wellness program at \$385 per participant. It was estimated the agreement total would come out to about \$11,550.00 annually factoring a guess of 30 participants. Being under \$50,000 within the contract term and administered by the Department, it was not thought to require City Council approval.

Since this time the contract has been budgeted for annually and renewed seven times and its yearly expenditure is evident of the wellness program gaining in popularity and expanding in certain years exceeding the original estimate, but always remaining below \$50,000 annually.



In 2018, the Purchasing Division assumed contract administration duties for this contract, and it was not realized until December 2019 that approval for the contract's cumulative total surpassing \$50,000 was never sought.

This requested Council action is to ratify the previous year's renewals in the cumulative amount of \$132,658, add four additional one-year renewal periods, and authorize the City Manager to execute Renewal No. 8 in the estimated annual amount of \$16,585 (based on averaging the previous year's expenditures) and future renewals in the cumulative amount of \$66,340.

<u>Contract Term</u>	<u>Annual expenditure</u>	
12'-13'	\$11,935	
13'-14'	\$36,190	
14'-15'	\$17,850	*ratify
15'-16'	\$11,235	*ratify
16'-17'	\$11,690	*ratify
17'-18'	\$14,140	*ratify
18'-19'	\$13,090	*ratify
19'-20'	<u>\$16,555</u>	<u>*ratify</u>
<u>Previously Spent :</u>	<u><b>\$132,685</b></u>	
20'-21'	\$16,585(avg)	*requested
21'-22'	\$16,585(avg)	*requested
22'-23'	\$16,585(avg)	*requested
23'-24'	\$16,585(avg)	*requested
<u>Total Requested:</u>	<u><b>\$66,340</b></u>	
<u>Contract Total:</u>	<u><b>\$199,025</b></u>	<u>*if all extensions are exercised</u>

### **Financial Consideration**

Funds are available in FY 2020/2021 General Fund Operating Budget, Employee Insurance Wellness Program (213010-61275) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.





## Legislation Details (With Text)

<b>File #:</b>	20-9694	<b>Version:</b>	1	<b>Name:</b>	Lexipol Subscription Agreement
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/8/2020	<b>In control:</b>		<b>In control:</b>	Fire
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>			
<b>Title:</b>	Ratify the contract for the Fire Department's Policy Manual Subscription agreement with Lexipol, LLC, a sole source provider, in the cumulative amount of \$56,015 for an initial one-year term with successive one-year renewals beginning in May of 2015, and is requested to be ratified for its previous expenditures and authorized to be renewed for an additional one-year term in the annual amount of \$10,578 with the addition of four additional one-year renewal options, for a total not to exceed \$52,890 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract amount so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [20-9694 Lexipol](#)

Date	Ver.	Action By	Action	Result
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### From

Caroline Siskowic

### Title

Ratify the contract for the Fire Department's Policy Manual Subscription agreement with Lexipol, LLC, a sole source provider, in the cumulative amount of \$56,015 for an initial one-year term with successive one-year renewals beginning in May of 2015, and is requested to be ratified for its previous expenditures and authorized to be renewed for an additional one-year term in the annual amount of \$10,578 with the addition of four additional one-year renewal options, for a total not to exceed \$52,890 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract amount so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

### Presenter

Robert Fite, Fire Chief

### Recommended Action

Approve

### Analysis

In May of 2015 the Fire Department entered into a one year agreement for subscription materials specific to Fire policy, training, and related manuals and a daily training bulletin. The Fire Department uses Lexipol to maintain its policies, manuals, and related materials since 2015.



In May of 2018, Addendum 1 was executed for a one-time update service to our manuals.

This requested Council action is to ratify the previous years expenditures having surpassed \$50,000, and to renew the agreement for one year and add three additional one-year renewal options available to the City should the City Manager authorize those renewals in future years.

<u>Contract Term</u>	<u>Contract Value</u>	
15'-16'	\$10,100	*ratify
16'-17'	\$8,550	*ratify
17'-18'	\$9,875	*ratify
18'-19'	\$10,270	*ratify
Addendum 1	\$6,950	*ratify
<u>19'-20'</u>	<u>\$10,270</u>	<u>*ratify</u>
<u>Previously Spent :</u>	<u>\$56,015</u>	
20'-21'	\$10,578	*requested
21'-22'	\$10,578	*requested
22'-23'	\$10,578	*requested
23'-24'	\$10,578	*requested
24'-25'	\$10,578	*requested
<u>Total Requested:</u>	<b><u>\$52,890</u></b>	
<u>Contract Total:</u>	<b><u>\$108,905</u></b>	<u>*if all extensions are exercised</u>

### **Financial Consideration**

Funding is provided in the FY 2019/2020 Fire Administration General Fund Operating Budget (291210-66010).



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: \_\_\_\_\_ General Fund \_\_\_\_\_

AGENCY: \_\_\_\_\_ Fire \_\_\_\_\_

ACCOUNTING UNIT: \_\_\_\_\_ 291210 \_\_\_\_\_

AVAILABLE: \_\_\_\_\_ 66010 Training \$66,820 \_\_\_\_\_  
Account Code, Description, and amount available

STAFF CONTACT: \_\_\_\_\_ Caroline Siskowic \_\_\_\_\_

VENDOR NUMBER: \_\_\_\_\_ 21817 \_\_\_\_\_

VENDOR NAME: \_\_\_\_\_ Lexipol LLC \_\_\_\_\_

CONTINGENCY: \_\_\_\_\_





## Legislation Details (With Text)

**File #:** 20-9686      **Version:** 1      **Name:** Arbor Masters Tree Service -- Westchester PID  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 12/31/2019      **In control:** Finance  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$85,000 in Westchester PID (Council District 6)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A-WCPID Budget 5yr service plan-FY20-WC-Final.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Lee Harriss, Special District Administrator

### Title

Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$85,000 in Westchester PID (Council District 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommend Action

Approve

### Analysis

The PID Board recommended that Arbor Masters Tree Service be awarded a contract for tree services. The term extends from January 1, 2020 through December 31, 2020. Arbor Masters Tree Service had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Arbor Masters Tree Service following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 17, 2019, which are estimated to generate \$1,041,103 for the fiscal year.



**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1**  
**Westchester**  
**Five Year Service Plan 2020 - 2024 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
 Service Plan projects a 2% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue
<b>Appraised Value</b>	\$946,457,280	\$ 0.11	\$ 1,041,103

Description	Account	2020	2021	2022	2023	2024
<b>Beginning Balance (Estimated)</b>		<b>\$ 152,000</b>	<b>\$ 68,954</b>	<b>\$ 51,045</b>	<b>\$ 41,555</b>	<b>\$ 43,275</b>
P.I.D. Assessment	42620	\$ 1,041,103	\$ 1,061,925	\$ 1,083,164	\$ 1,104,827	\$ 1,126,923
City Contribution	49780	33,500	33,500	33,500	33,500	33,500
<b>TOTAL INCOME</b>		<b>\$ 1,074,603</b>	<b>\$ 1,095,425</b>	<b>\$ 1,116,664</b>	<b>\$ 1,138,327</b>	<b>\$ 1,160,423</b>
<b>Amount Available</b>		<b>\$ 1,226,603</b>	<b>\$ 1,164,379</b>	<b>\$ 1,167,708</b>	<b>\$ 1,179,881</b>	<b>\$ 1,203,699</b>

<b>EXPENSES:</b>		2020	2021	2022	2023	2024
Description						
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	30,000	30,000	30,000	30,000	30,000
Beautification*	60490	135,000	135,000	135,000	135,000	135,000
Wall Maintenance**	60776	50,000	50,000	50,000	50,000	50,000
Professional Engineering Services	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor	61225	266,005	266,005	266,005	266,005	266,005
Tree Services	61226	65,000	65,000	65,000	65,000	65,000
Collection Service (\$2.75/Acct)	61380	9,094	9,094	9,094	9,094	9,094
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	27,000	27,000	27,000	27,000	27,000
Postage	61520	50	50	50	50	50
Electric Power	62030	6,000	6,300	6,615	6,946	7,293
Water Utility	62035	102,000	107,100	112,455	118,078	123,982
Irrigation System Maint.	63065	35,000	35,000	41,850	46,035	50,639
Decorative Lighting Maintenance	63146	12,000	12,000	12,000	12,000	12,000
Property Insurance Premium	64080	3,500	3,675	3,859	4,052	4,254
Liability Insurance Premium	64090	2,200	2,310	2,426	2,547	2,674
Fencing**	68061	350,000	350,000	350,000	350,000	350,000
Construction***	68540	50,000	-	-	-	-
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 1,157,649</b>	<b>\$ 1,113,334</b>	<b>\$ 1,126,154</b>	<b>\$ 1,136,606</b>	<b>\$ 1,147,791</b>

<b>Ending Balance</b>	<b>\$ 68,954</b>	<b>\$ 51,045</b>	<b>\$ 41,555</b>	<b>\$ 43,275</b>	<b>\$ 55,907</b>
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**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.	
\$100,000	\$110	Avg. Property Value: \$ 286,198
\$150,000	\$165	Avg. Property Assessment: \$ 315
\$200,000	\$220	No. of Properties: 3,307
\$250,000	\$275	
\$300,000	\$330	
\$350,000	\$385	
\$400,000	\$440	
\$450,000	\$495	

\*Flowerbed renovations

\*\*Retaining wall and concrete wall repairs/replacements

\*\*\*Entry monument signs: Polo/Robinson, Carrier/Camp Wisdom ,Longhorn Green Space benches, tables, waste receptacles, playground, additional art projects





## Legislation Details (With Text)

<b>File #:</b>	20-9688	<b>Version:</b>	1	<b>Name:</b>	Lynn Creek Fueling Station
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/2/2020	<b>In control:</b>		<b>In control:</b>	Fleet Services
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Award a contract for the installation of an above-ground fuel tank and remodel at the Lynn Creek Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$96,881 through a national interlocal agreement with BuyBoard				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-9688 Lynn Creek Fuel Island- Budget Summary.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Jayson R. Ramirez, Fleet Services Manager

### Title

Award a contract for the installation of an above-ground fuel tank and remodel at the Lynn Creek Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$96,881 through a national interlocal agreement with BuyBoard

### Presenter

Jayson R. Ramirez, Fleet Services Manager

### Recommended Action

Approve

### Analysis

The Lynn Creek fueling tanks will be added as one of the City of Grand Prairie's fueling sites and managed by Fleet Services. This project involves the replacement of one (1) 500 gallon diesel tank and updating one (1) 2,000 gallon unleaded fuel tank, along with other items.

The age of the components of this fuel island (gravity fed diesel tank, lines, and other dispensing components) along with recommendations by Environmental Services result in this request of the removal and replacement of the dilapidated tanks with safer, more efficient and modern above-ground fuel tanks.

The entire project consists of:

- Furnish and install one (1) 2000 gallon DW2085 Fireguard fuel tank for diesel product **\$20,138;**
- Furnish and install one (1) Dual Product/Dual Hose-gallons only Bennett Electronic Dispenser AST pedestal **\$6,208.34;**
- Furnish and install all new ball valves, solenoid, piping, sheer valves, and flex lines for each product;



furnish and install two (2) remote fill boxes; furnish and install new EVO 200 tank level monitoring system to include all electrical; furnish and install owner provided AssetWorks card reader system; remove and install new electrical panel to accommodate additional circuit breakers added for new fuel system **\$25,285.73**;

- Remove existing 200 gallon diesel gravity fed fuel tank, and concrete containment dike; furnish and install new concrete slab for new above ground diesel tank; furnish and install new concrete pad for dispenser and card reader; furnish and install new bollards for dispenser and card reader; saw cut existing driveway, trench from AST along fence lines up to out bridling where tank level monitoring system will be located **\$13,108.23**;
- Install new conduit for power, communications and tank level monitoring probe cables; power wash, paint existing unleaded fuel tank; program, purge, test, calibrate, and startup of all equipment; TCEQ registration, permit with Fire Marshal, and electrical permit **\$15,130.70**;
- Labor **\$17,010**;
- Contingency of 5% **\$4,844.05**; and,
- Environmental contingency **\$5,000**.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the Buyboard interlocal agreement.

Buyboard allows us to save money through "economies of scale", with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of \$400 is due in order to use Buyboard contract # 590-19 effective date July 01, 2019 and expiring June 30, 2022.

### **Financial Consideration**

Funding for the complete above ground tanks installation project at the Lynn Creek Park fueling station for a total amount of **\$106,725.05** is as follows:

1. **\$106,725.05** is available in the Lake Capital Projects Fund (318793), WO #02001603 (Fuel Island Upgrade Lynn Creek)



# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 318793-02001603  
 Project Title: Fuel Island Upgrade - Lynn Creek  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Engineering (68450)	\$50,000	\$50,000		\$50,000	\$50,000
Construction (68540)	\$200,000	\$165,871		\$165,871	\$200,000
					\$0
					\$0
					\$0
					\$0
					\$0
					\$0
					\$0
<b>TOTAL</b>	<b>\$250,000</b>	<b>\$215,871</b>	<b>\$0</b>	<b>\$215,871</b>	<b>\$250,000</b>





## Legislation Details (With Text)

<b>File #:</b>	20-9693	<b>Version:</b>	1	<b>Name:</b>	Peninsula PID-Bright Star Construction and Design - Brick Wall Repairs
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/8/2020	<b>In control:</b>		<b>In control:</b>	Finance
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Contract with Bright Star Construction and Design for Brick Wall Repairs in the amount of \$193,322.68 - Peninsula PID (Council Districts 4 and 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A PNPID Budget Peninsula FY20.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Lee Harriss

### Title

Contract with Bright Star Construction and Design for Brick Wall Repairs in the amount of \$193,322.68 - Peninsula PID (Council Districts 4 and 6)

### Presenter

Lee Harriss, Special District Administrator

### Recommended Action

Approve

### Analysis

The PID Board recommended that a contract for brick wall repairs be awarded to Bright Star Construction and Design. The walls to be repaired are located throughout Peninsula PID.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the one with Bright Star Construction and Design following approval by the City Council.

### Financial Consideration

Funds for this contract are available from annual assessments adopted by the City Council on September 17, 2019, which are estimated to generate \$1,688,527 for the fiscal year.



**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8**  
**Peninsula**  
**Five Year Service Plan 2020 - 2024 BUDGET**

Income based on Assessment Rate of \$0.12 per \$100 of appraised value.  
 Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue
<b>Appraised Value</b>	1,407,106,088	\$ 0.12	\$ 1,688,527

Description	Account	2020	2021	2022	2023	2024
<b>Beginning Balance (Estimated)</b>		<b>\$ 536,515</b>	<b>\$ 635,333</b>	<b>\$ 1,106,371</b>	<b>\$ 1,626,080</b>	<b>\$ 2,194,825</b>
P.I.D. Assessment	42620	\$ 1,688,527	1,749,522	1,811,567	1,874,679	1,938,871
Developer Participation (L V & M L)	46110	25,000	25,000	25,000	25,000	25,000
City Contribution	49780	81,830	81,830	81,830	81,830	81,830
<b>TOTAL INCOME</b>		<b>\$ 1,795,357</b>	<b>\$ 1,856,352</b>	<b>\$ 1,918,397</b>	<b>\$ 1,981,509</b>	<b>\$ 2,045,701</b>
<b>Amount Available</b>		<b>\$ 2,331,872</b>	<b>\$ 2,491,685</b>	<b>\$ 3,024,769</b>	<b>\$ 3,607,589</b>	<b>\$ 4,240,526</b>

<b>EXPENSES:</b>		2020	2021	2022	2023	2024
Description						
Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	70,000	70,000	70,000	70,000	70,000
Beautification	60490	25,000	25,000	25,000	25,000	25,000
Wall Maintenance	60776	160,000	160,000	160,000	160,000	160,000
Professional Engineering Services	61041	-	-	-	-	-
Banners	61601	15,000	15,000	15,000	15,000	15,000
Mowing	61225	615,000	615,000	615,000	615,000	615,000
Collection Service	61380	10,739	11,014	11,289	11,564	11,839
Misc.	61485	600	600	600	600	600
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	26,000	26,000	26,000	26,000	26,000
Postage	61520	100	100	100	100	100
Electric Power	62030	40,000	42,000	44,100	46,300	48,600
Water Utility	62035	210,000	220,500	231,500	243,100	255,300
Bldgs And Grounds Maint.	63010	-	-	-	-	-
Pond Maint-Aquatic	63038	54,000	54,000	54,000	54,000	54,000
Pond Maint-Equipment	63039	25,000	25,000	25,000	25,000	25,000
Water Well Maintenance	63045	5,000	5,000	5,000	5,000	5,000
Irrigation System Maintenance	63065	50,000	50,000	50,000	50,000	50,000
Decorative Roadway Signs Maint	63115	34,000	15,000	15,000	15,000	15,000
Playgrounds/Picnic Area Maint.	63135	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maint.	63146	25,000	25,000	25,000	25,000	25,000
Property Insurance Premium	64080	3,500	3,500	3,500	3,500	3,500
Liability Insurance Premium	64090	2,600	2,600	2,600	2,600	2,600
Pond Improvement	68206	305,000	-	-	-	-
Landscaping	68250	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wter, 5005)	90009	16,000	16,000	16,000	16,000	16,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 1,696,539</b>	<b>\$ 1,385,314</b>	<b>\$ 1,398,689</b>	<b>\$ 1,412,764</b>	<b>\$ 1,427,539</b>
<b>Ending Balance</b>		<b>\$ 635,333</b>	<b>\$ 1,106,371</b>	<b>\$ 1,626,080</b>	<b>\$ 2,194,825</b>	<b>\$ 2,812,988</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.	
\$100,000	\$120	
\$200,000	\$240	
\$300,000	\$360	Avg. Property Value: \$ 360,334
\$400,000	\$480	Avg. Property Assessment: \$ 432
\$500,000	\$600	No. of Properties: 3,905
\$600,000	\$720	
\$700,000	\$840	





## Legislation Details (With Text)

**File #:** 20-9695      **Version:** 1      **Name:** Teleflex Assignment of Contract  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 1/8/2020      **In control:** Fire  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Assignment of Contract for EZ-IO Intraosseous Vascular Access System Price Agreement from ARROW INTERNATIONAL, INC to TELEFLEX, LLC; this sole source agreement was for \$35,000 annually for one year initially with the option to renew for four additional one-year periods totaling \$175,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [20-9695 Teleflex](#)

Date	Ver.	Action By	Action	Result
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### From

Caroline Siskowic

### Title

Assignment of Contract for EZ-IO Intraosseous Vascular Access System Price Agreement from ARROW INTERNATIONAL, INC to TELEFLEX, LLC; this sole source agreement was for \$35,000 annually for one year initially with the option to renew for four additional one-year periods totaling \$175,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

### Presenter

Robert Fite, Fire Chief

### Recommended Action

Approve

### Analysis

The City currently contracts with Arrow International with an active price agreement, which will expire in March 2020 with four one-year renewals remaining, approved by City Council in March of 2019 (#19-8773).

In December of 2019, the City received a request from the vendor to assign the contract to an affiliate, Teleflex, Inc, at the same pricing, terms, and conditions. If approved, an assignment of contract will be executed, and all future renewals will be to Teleflex, Inc.



The EZ-IO Infusion System injects directly into the bone marrow to provide a non-collapsible entry point into the venous system. This technique is used in emergency situations to provide fluids and medication when intravenous access is not feasible. The EZ-IO Infusion System is comprised of various needle sets, power driver, connects, and stabilizers. This agreement will be used by the Fire Department's EMS Division. The EZ-IO system has been in use by the Fire Department for several years.

#### **Financial Consideration**

Funding was initially approved in CC Item# 19-8773 and is still available and budgeted for in FY 2019/2020 General Fund budget 291210-60295. Funding for future fiscal years will be paid from that years approved budget.



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: \_\_\_\_\_ General Fund \_\_\_\_\_

AGENCY: \_\_\_\_\_ Fire \_\_\_\_\_

ACCOUNTING UNIT: \_\_\_\_\_ 291210 \_\_\_\_\_

AVAILABLE: \_\_\_\_\_ 60295 Medical Supplies \$174,272 \_\_\_\_\_  
Account Code, Description, and amount available

STAFF CONTACT: \_\_\_\_\_ Caroline Siskowic \_\_\_\_\_

VENDOR NUMBER: \_\_\_\_\_ 27436 \_\_\_\_\_

VENDOR NAME: \_\_\_\_\_ Teleflex \_\_\_\_\_

CONTINGENCY: \_\_\_\_\_





## Legislation Details (With Text)

**File #:** 20-9696      **Version:** 1      **Name:** Water well capping & plugging services  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 1/9/2020      **In control:** Public Works  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Purchase of state mandated water well capping and plugging services at various sites from Advanced Water Well Technologies in the amount \$214,560.28 with a 5% contingency of \$10,728.01, for a total amount of \$225,288.29 through an inter-local agreement with BuyBoard

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [CC 20-9696 - Advanced Water Well Technologies Quote .docx.pdf](#)  
[CC 20-9696 - Expenditure Form.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Carmen Ard

### Title

Purchase of state mandated water well capping and plugging services at various sites from Advanced Water Well Technologies in the amount \$214,560.28 with a 5% contingency of \$10,728.01, for a total amount of \$225,288.29 through an inter-local agreement with BuyBoard

### Presenter

Gabe Johnson, Public Works Director

### Recommended Action

Approve

### Analysis

Advanced Water Well Technologies provides all provisions for removal, capping and plugging of water wells while adhering to state mandated regulations for capping and plugging these sites. It is essential to properly decommission these water wells to prevent contamination of the water supply to protect the welfare of the City's residents. We are going to cap Red Oak well (Well 26) located at 5021 Red Oak Drive. We are planning to pull the pump & motors from 13th Street well (Well 13) located at 214 NW 13th Street, Graham Street well (Well 16) located at 2750 Graham Street, Shady Grove well (Well 22) located at 501 W. Shady Grove Road and Turner Park well (Well 19) located at 634 N. Belt Line Road.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. Each to perform governmental functions or services including administrative functions normally associated with the operation of government. The City of Grand Prairie does not need to competitively bid items purchased through such agreements as they have already been bid by the sponsoring entity or agency. The City of Grand Prairie has



master inter-local cooperative agreements with various entities including BuyBoard.

The BuyBoard is able to save money by pooling the impressive purchasing power of their members, which include hundreds of school districts, municipalities, counties, other local governments, and nonprofits across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

Advanced Water Well Technologies, through the Buyboard provides for removal, safely capping and plugging water well sites. (589-19)

The BuyBoard contract 589-19 began 7/1/2019 and will expire on 6/30/2020.

### **Financial Consideration**

Funds are available in FY 2019/2020 budget in Water/Wastewater Operating Fund, Water Distribution WDST (361211) Water Well Maintenance (63045) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.





14394 E INTERSTATE HWY 10  
CONVERSE, TX 78109  
OFFICE: (830) 865-2362

# QUOTATION

PROJECT NAME / NUMBER:	Pump Pulls & Plugging
QUOTATION NUMBER:	21091113-DA1
DATE:	11/13/2019
CUSTOMER P.O. NUMBER:	
CUSTOMER NAME:	CITY OF GRAND PRAIRIE
ADDRESS (LINE 1):	620 SMALL HILL DR
ADDRESS (LINE 2):	GRAND PRAIRIE, TX 75050
PHONE NUMBER:	
EMAIL ADDRESS:	

		SALES REP: Daniel Adams		
No.	DESCRIPTION	Unit	Price	Line Total
1	<b>WELL 13 PUMP REMOVAL 150HP:</b>	1		\$ -
2	MOBILIZE SERVICE RIG, SUPPORT TRUCK AND CREW TO SITE; PULL PUMP; CREW TO ASSIST CRANE OPERATOR WITH LOADING PUMPING EQUIPMENT REMOVED; STRAP DOWN AND PREPARE FOR TRANSPORT; DEMOBILIZE SERVICE RIG, SUPPORT TRUCK, AND CREW	40	\$ 215.00	\$ 8,600.00
3	MOBILIZE 18 TON CRANE, 40FT FLAT BED AND CRANE OPERATOR / TRUCK DRIVER TO SITE; LOAD PUMPING EQUIPMENT REMOVED FROM WELL; STRAP DOWN AND HAUL TO OUR FACILITY FOR DISPOSAL	18.5	\$ 155.00	\$ 2,867.50
4	PER DIEM FOR CREW AND CRANE OPERATOR	5.5	\$ 450.00	\$ 2,475.00
5	CAMERA SURVEY WELL TO VIEW DOWN HOLE CONDITION	1	\$ 2,275.00	\$ 2,275.00
6	FEES FOR OVER WEIGHT EQUIPMENT REQUIRED TO REMOVE PUMP	1	\$ 261.32	\$ 261.32
7	<b>PLEASE NOTE: AFTER THIS MOTOR IS PULLED, IN THE EVENT THE MOTOR WAS EQUIPPED WITH A MERCURY SEAL, DECONTAMINATION AND DISPOSAL WILL HAVE TO BE QUOTED AND SUBMITTED TO CUSTOMER FOR APPROVAL</b>	1		\$ -
8		1		\$ -
9	<b>WELL 16 PUMP REMOVAL 100HP:</b>	1		\$ -
10	MOBILIZE SERVICE RIG, SUPPORT TRUCK AND CREW TO SITE; PULL PUMP; CREW TO ASSIST CRANE OPERATOR WITH LOADING PUMPING EQUIPMENT REMOVED; STRAP DOWN AND PREPARE FOR TRANSPORT; DEMOBILIZE SERVICE RIG, SUPPORT TRUCK, AND CREW	40	\$ 215.00	\$ 8,600.00
11	MOBILIZE 18 TON CRANE, 40FT FLAT BED AND CRANE OPERATOR / TRUCK DRIVER TO SITE; LOAD PUMPING EQUIPMENT REMOVED FROM WELL; STRAP DOWN AND HAUL TO OUR FACILITY FOR DISPOSAL	18.5	\$ 155.00	\$ 2,867.50
12	PER DIEM FOR CREW AND CRANE OPERATOR	5.5	\$ 450.00	\$ 2,475.00
13	CAMERA SURVEY WELL TO VIEW DOWN HOLE CONDITION	1	\$ 2,275.00	\$ 2,275.00
14	FEES FOR OVER WEIGHT EQUIPMENT REQUIRED TO REMOVE PUMP	1	\$ 261.32	\$ 261.32
15	100HP BYRON JACKSON MOTOR DISPOSAL: MERCURY SHIPPING KITS, CRATE MOTOR FOR TRANSPORT, FREIGHT MOTOR TO DECONTAMINATION FACILITY, DECONTAMINATE MOTOR THEN FREIGHT MOTOR TO FLOWSERVE FOR DISPOSAL	1	\$ 15,750.00	\$ 15,750.00
16		1		\$ -
17	<b>WELL 19 PUMP REMOVAL 250HP:</b>	1		\$ -
18	MOBILIZE SERVICE RIG, SUPPORT TRUCK AND CREW TO SITE; PULL PUMP; CREW TO ASSIST CRANE OPERATOR WITH LOADING PUMPING EQUIPMENT REMOVED; STRAP DOWN AND PREPARE FOR TRANSPORT; DEMOBILIZE SERVICE RIG, SUPPORT TRUCK, AND CREW	41.5	\$ 215.00	\$ 8,922.50
19	MOBILIZE 18 TON CRANE, 40FT FLAT BED AND CRANE OPERATOR / TRUCK DRIVER TO SITE; LOAD PUMPING EQUIPMENT REMOVED FROM WELL; STRAP DOWN AND HAUL TO OUR FACILITY FOR DISPOSAL	18.5	\$ 155.00	\$ 2,867.50
20	PER DIEM FOR CREW AND CRANE OPERATOR	5.5	\$ 450.00	\$ 2,475.00
21	CAMERA SURVEY WELL TO VIEW DOWN HOLE CONDITION	1	\$ 2,275.00	\$ 2,275.00
22	FEES FOR OVER WEIGHT EQUIPMENT REQUIRED TO REMOVE PUMP	1	\$ 261.32	\$ 261.32
23	250HP 16" BYRON JACKSON MOTOR DISPOSAL: MERCURY SHIPPING KITS, CRATE MOTOR FOR TRANSPORT, FREIGHT MOTOR TO DECONTAMINATION FACILITY, DECONTAMINATE MOTOR THEN FREIGHT MOTOR TO FLOWSERVE FOR DISPOSAL	1	\$ 16,750.00	\$ 16,750.00
24		1		\$ -
25	<b>WELL 22 PUMP REMOVAL 250HP:</b>	1		\$ -
26	MOBILIZE SERVICE RIG, SUPPORT TRUCK AND CREW TO SITE; PULL PUMP; CREW TO ASSIST CRANE OPERATOR WITH LOADING PUMPING EQUIPMENT REMOVED; STRAP DOWN AND PREPARE FOR TRANSPORT; DEMOBILIZE SERVICE RIG, SUPPORT TRUCK, AND CREW	41.5	\$ 215.00	\$ 8,922.50
27	MOBILIZE 18 TON CRANE, 40FT FLAT BED AND CRANE OPERATOR / TRUCK DRIVER TO SITE; LOAD PUMPING EQUIPMENT REMOVED FROM WELL; STRAP DOWN AND HAUL TO OUR FACILITY FOR DISPOSAL	18.5	\$ 155.00	\$ 2,867.50
28	PER DIEM FOR CREW AND CRANE OPERATOR	5.5	\$ 450.00	\$ 2,475.00
29	CAMERA SURVEY WELL TO VIEW DOWN HOLE CONDITION	1	\$ 2,275.00	\$ 2,275.00
30	FEES FOR OVER WEIGHT EQUIPMENT REQUIRED TO REMOVE PUMP	1	\$ 261.32	\$ 261.32
31	250HP 16" BYRON JACKSON MOTOR DISPOSAL: MERCURY SHIPPING KITS, CRATE MOTOR FOR TRANSPORT, FREIGHT MOTOR TO DECONTAMINATION FACILITY, DECONTAMINATE MOTOR THEN FREIGHT MOTOR TO FLOWSERVE FOR DISPOSAL	1	\$ 16,750.00	\$ 16,750.00
32		1		\$ -



33	FOR ALL PUMP REMOVAL QUOTES PLEASE NOTE: WE TAKE EXCEPTION TO ANY AND ALL LIABILITY OR DAMAGES REGARDING A MERCURY SPILL WHEN WORKING ON OLD MERCURY FILLED MOTORS THAT HAVE BEEN IN SERVICE AND ARE NOW BEING REMOVED AND UNCOUPLED FROM THE PUMP. WE ALWAYS TAKE PRECAUTION WHEN REMOVING SUCH EQUIPMENT, BUT THERE IS ALWAYS THE CHANCE THAT THE MERCURY SEAL MAY NOT BE HOLDING AND BEGINS LEAKING WHEN UNCOUPLED FROM THE PUMP. BEFORE LAYING THE MOTORS HORIZONTAL, SHIPPING CAPS WILL BE INSTALLED TO REDUCE THE RISK OF A MERCURY SPILL	1		\$	-
34	FOR ALL PUMP REMOVAL QUOTES PLEASE NOTE: THESE QUOTES DO NOT INCLUDE ANY FISHING SERVICES REQUIRED IF PUMPS ARE FOUND TO BE STUCK, SEPARATED, OR PARTED IN ANY WAY.	1		\$	-
35	FOR ALL PUMP REMOVAL QUOTES PLEASE NOTE: ALL LABOR HOURS AS OUTLINED WITHIN THIS PROPOSAL ARE ESTIMATED; CUSTOMER WILL BE INVOICED FOR ACTUAL HOURS TO COMPLETE THE SERVICES AS OUTLINED WITHIN THIS PROPOSAL PER THE HOURLY RATES AS STATED ABOVE.	1		\$	-
36		1		\$	-
37	<b>WELL 26 PLUGGING:</b>	1		\$	-
38	MOBILIZE SERVICE RIG, CREW, TOOLING, AND WORK STRING TO GRAND PRAIRIE WELL 26; UNLOAD AND SET UP FOR PLUGGING OPERATIONS; CAMERA SURVEY WELL; DISINFECT STANDING WATER IN WELL; TRIP IN TREMMIE TUBING TO WITHIN 50 FT OF TOTAL DEPTH; PROVIDE CEMENT PUMP TRUCKS, CEMENT BULK TRUCKS AND ENOUGH CLASS A CEMENT MIXED WITH BENONITE GEL PER CALCULATED VOLUME WITH NO OVERAGE INCLUDED FOR FORMATION CONSUMPTION. CEMENT CALCULATIONS BASED OFF THE WELL REPORT THE CITY PROVIDED. MIX AND SET FIRST CEMENT PLUG (90 SACKS); ALLOW CEMENT TO CURE FOR 4 HOURS; MIX AND PUMP REMAINDER OF CEMENT AND BENONITE GEL (1,245 SACKS). TRIP OUT TREMMIE TUBING; WASH DOWN AND CLEAN TOOLING; ALLOW CEMENT TO CURE OVERNIGHT; RETURN TO SITE; MIX AND PUMP CEMENT TO TOP OFF WELL CASING TO WITHIN 5 FT OF SURFACE; LOAD OUT ALL EQUIPMENT NEEDED TO PLUG WELL; DEMOBILIZE ALL EQUIPMENT AND CREW. <b>TOTAL OF 1,335 SACKS ARE INCLUDED IN THIS QUOTE.</b>	1	\$	97,950.00	\$ 97,950.00
39	PROVIDE AWWT REPRESENTATIVE TO TAKE COMPLETION PHOTOS ONCE THE CITY REMOVES CEMENT SURFACE COMPLETION, DIGS OUT AROUND CASING, AND CUTS CASING OFF 5 FT BELOW GROUND LEVEL. AFTER COMPLETION PHOTOS ARE TAKEN BY AWWT TECHNICIAN THE CITY IS TO BACKFILL THE HOLE TO GRADE WITH NATIVE SOILS. <b>PLEASE NOTE: THE CITY IS TO COMPLETE THE DEMO WORK WITHIN 5 DAYS OF ADVANCED WATER WELL COMPLETING THE PLUGGING OF THE WATER WELL.</b>	1	\$	750.00	\$ 750.00
40	FILE STATE PLUGGING REPORT WHEN COMPLETE; PROVIDE CUSTOMER WITH A PLUGGING REPORT	1	\$	50.00	\$ 50.00
41		1		\$	-
42	FOR PLUGGING QUOTE PLEASE NOTE: THIS QUOTE IS CONTINGENT UPON THE WELL NOT BEING OBSTRUCTED IN ANY WAY. IF ANY OBSTRUCTIONS ARE ENCOUNTERED AND WE CANNOT GET CLOSE TO THE TOTAL DEPTH OF THE WELL, WE MUST THEN PROVIDE FURTHER RECOMMENDATIONS ON HOW TO PROCEED. RECOMMENDATIONS AND QUOTES FOR CORRESPONDING SCOPE OF WORK ARE BASED ON A CASE BY CASE BASIS.	1		\$	-
43	FOR PLUGGING QUOTE PLEASE NOTE: IN THE BASE PRICE PROVIDED WITHIN THIS PROPOSAL, CLASS A CEMENT TO PLUG THE WELL MIXED WITH BENONITE GEL WAS CALCULATED BASED UPON INFORMATION SEEN IN THE WELL REPORT PROVIDED BY THE CITY, WITH NO MATERIAL OVERAGE INCLUDED PER CALCULATED VOLUME. MANY TIMES WELLS WILL TAKE ADDITIONAL CEMENT TO PLUG, PER STATE STANDARDS, DUE TO VOIDS WITHIN THE FORMATION AND THROUGH ANY HOLES THAT MAY BE EXPOSING VOIDS BEHIND THE EXISTING WELL CASING. WITH ANY PLUGGING PROJECT OF THIS SIZE WE ENCOURAGE DELIVERY OF ADDITIONAL CEMENT TO SITE. IN THE EVENT EXTRA CEMENT IS NEEDED WE WILL THEN BE PREPARED AND HAVE EXTRA CEMENT ONSITE TO CONTINUE THE PLUGGING PROCESS. ADDITIONAL CEMENT USED OVER CALCULATED VOLUME WILL THEN BE INVOICED PER SACK UTILIZED. IF ANY EXTRA CLASS A NEAT CEMENT IS DELIVERED BUT NOT USED, WE CAN THEN HAUL THE EXTRA CLASS A NEAT CEMENT BACK AND RETURN TO THE SUPPLIER. ALL EXTRA CEMENT REQUIRED TO PLUG, EXTRA LABOR AND EQUIPMENT CHARGES REQUIRED TO PLUG OR ANY DELIVERY FEES TO HAUL ANY OF THE EXTRA CLASS A NEAT CEMENT TO THE LOCATION OR BACK TO THE SUPPLIER WILL BE INVOICED TO CUSTOMER WITHOUT WARNING. PLEASE SEE PRICING STRUCTURE BELOW.	1		\$	-
44		1		\$	-
45	OPTIONAL BULK TRUCK DELIVERY FOR (1) TRUCKLOAD EXTRA MATERIAL. TRUCK WILL CARRY UP TO 400 SACKS OF CLASS A NEAT CEMENT. INCLUDES TRUCKING (LOADED OR EMPTY) BACK TO FACILITY & BULK TRUCK STAND BY SERVICES UP TO 4 HOURS. EXTRA SACKS OF CEMENT NOT INCLUDED IN THIS COST - FOR COST PER EXTRA SACK OF CLASS A NEAT CEMENT, REFER TO LINE 47 OF THIS QUOTE. <b>NEEDED: \$7,450.</b>	1		\$	-
46	ADDITIONAL BULK TRUCK STAND BY SERVICES - OVER 4 HOURS ON SITE - \$245 PER HOUR PER TRUCK ON LOCATION; INVOICED WITHOUT WARNING	1		\$	-
47	EXTRA CLASS A NEAT CEMENT (RETURNABLE IF NOT USED) \$42 PER SACK USED; INVOICED WITHOUT WARNING	1		\$	-
48	CITY AGREES TO PROVIDE ALL NECESSARY CONSTRUCTION WATER REQUIRED TO PLUG WELL AT NO COST TO ADVANCED WATER WELL TECHNOLOGIES	1		\$	-
49		1		\$	-
50	FOR PLUGGING QUOTE PLEASE NOTE: BASE BID PROPOSAL QUOTED AS LUMP SUM AND INCLUDES UP TO 13 HOURS FOR SERVICES OF PUMP TRUCK PERSONNEL, PUMP TRUCK SERVICES, BULK TRUCK SERVICES, AND WATER HAULERS TO PUMP 1,335 SACKS. ANY ADDITIONAL SERVICES OVER 13 HOURS ON LOCATION WILL BE INVOICED AT \$2,450 PER HOUR WITHOUT WARNING	1		\$	-
51					
52		1		\$	-

Taxable (Yes/No) : TBD Tax Rate: TBD % *Applicable sales tax will be charged when invoiced.*

**Subtotal: \$ 214,560.28**  
**Sales Tax: \$ -**  
**Total: \$ 214,560.28**



ALTERNATES:			
Alt. 1		\$	-
Alt. 2		\$	-
		Subtotal with Alternate:	\$ 214,560.28
		Sales Tax with Alternate:	\$ -
		Total with Alternate:	\$ 214,560.28

Regulated by:  
Texas Department of Licensing and Regulation  
PO Box 12157 Austin, TX 78157 1-800-803-9202

NOTE: BUY BOARD CONTRACT #589-19

SHIPMENT:	
SHIPPING DETAILS:	<b>Advanced Water Well Technologies</b>
Proposed Start Date:	14394 E INTERSTATE HIGHWAY 10
All prices above are subject to Federal, State and Local Sales Taxes.	CONVERSE, TX 78109
This quotation will automatically expire if Purchaser does not deliver	(Contractor)
a written acceptance to this contract by: 30 DAYS	

ACCEPTANCE OF THIS CONTRACT: The above prices, specifications, and conditions are satisfactory to the purchaser and are hereby accepted with signature below, Fax, Email, or verbal conformation. Purchaser authorizes Advanced Water Well Technologies ("AWWT") and its subcontractors to do the work as specified. All work is to be completed as specified and according to standard industry practices. Any additional work or materials required due to unknown well conditions will result in an extra charge over and above the estimate. Our workers are fully covered by Workman's Compensation Insurance. We warranty our craftsmanship against craftsmanship defects for one year; defects to be determined on a case by case basis by AWWT. There is a manufacturers warranty on equipment for one year. The manufacturer determines if the equipment will be warrantied or not on a case by case basis. Payment is due upon receipt of invoice and balances past due after 30 days are subject to 15% interest per annum

PURCHASER: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

ADDRESS (LINE 1): \_\_\_\_\_

ADDRESS (LINE 2): \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Water/Waste Water Operating Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works Water Utilities</u> Name of Department
ACCOUNTING UNIT:	<u>361211 Water Distribution WDST</u>
AVAILABLE:	<u>63045 Water Well Maintenance - \$517,397</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Douglas "Bud" Taylor</u>
VENDOR NUMBER:	<u>27414</u>
VENDOR NAME:	<u>Advanced Water Well Technologies</u>
CONTINGENCY:	<u>N/A</u>









## Legislation Details (With Text)

<b>File #:</b>	20-9697	<b>Version:</b>	1	<b>Name:</b>	Interlocal Agreement with Cedar Hill with Readiness Group
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/9/2020	<b>In control:</b>		<b>In control:</b>	Fire
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Interlocal purchasing agreement with the City of Cedar Hill, Texas, with Readiness Group of Ft.Worth, Texas for mental health support for the period of the grant, beginning on the Agreement Effective Date and terminating on December 31, 2020, unless renewed at that time at no cost to the City of Grand Prairie, Texas				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Caroline Siskowic

### Title

Interlocal purchasing agreement with the City of Cedar Hill, Texas, with Readiness Group of Ft.Worth, Texas for mental health support for the period of the grant, beginning on the Agreement Effective Date and terminating on December 31, 2020, unless renewed at that time at no cost to the City of Grand Prairie, Texas

### Presenter

Robert Fite, Fire Chief

### Recommended Action

Approve

### Analysis

Chapter 271 of the Texas Local Government Code, and Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Contracts Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, supplies and services.

The City of Cedar Hill has entered into an agreement (the "Consulting Agreement") with Readiness Group, LLC, of Ft.Worth, Texas for the consultation and development of a trauma-based education and peer response program for first responders who have been vicariously traumatized by criminal acts. The Consulting Agreement provides that other cities may join and participate with Cedar Hill as a client party under said agreement. The City of Cedar Hill, Texas and the City of Grand Prairie, Texas would like to enter into an interlocal agreement that would authorize the City of Grand Prairie to participate as a client party under said agreement.



The City of Cedar Hill, Texas has been awarded a grant through the State of Texas Criminal Justice Division to fund the development of a trauma-based education and peer response program for first responders. The program allows for The City of Grand Prairie first responders to seek mental health support from the Readiness Group as needed contingent upon availability of grant funds.

**Financial Consideration**

None.





## Legislation Details (With Text)

<b>File #:</b>	20-9706	<b>Version:</b>	1	<b>Name:</b>	Memorandum of Understanding, EpicCentral to Chicken N Pickle
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	1/15/2020	<b>In control:</b>			Economic Development
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>			
<b>Title:</b>	Non-binding Memorandum of Understanding to lease acreage fronting EpicCentral to Chicken N Pickle.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### From

Marty Wieder, Economic Development Director

### Title

Non-binding Memorandum of Understanding to lease acreage fronting EpicCentral to Chicken N Pickle.

### Presenter

Marty Wieder, Director of Economic Development

### Recommended Action

Approve

### Analysis

As an incentive to develop a quality restaurant with pickleball courts and other amenities, Grand Prairie has negotiated a land lease-and pledged to provide 300 parking spaces adjacent to where Chicken N Pickle will develop its facility.

Chicken N Pickle estimates that the City of Grand Prairie will realize an estimated \$100,000 per year in additional General Fund sales tax revenues upon the opening and operation of the restaurant.





## Legislation Details (With Text)

<b>File #:</b>	20-9707	<b>Version:</b>	1	<b>Name:</b>	Memorandum of Understanding - Bolder Adventure Park
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/15/2020	<b>In control:</b>		<b>In control:</b>	Economic Development
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Non-binding Memorandum of Understanding with Bolder Adventure Park for lease and operation of 7+ acres in EpicCentral				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### From

Marty Wieder, Economic Development Director

### Title

Non-binding Memorandum of Understanding with Bolder Adventure Park for lease and operation of 7+ acres in EpicCentral

### Presenter

Marty Wieder, Director of Economic Development

### Recommended Action

Approve

### Analysis

As an incentive to develop an air supported dome and operate a destination adventure entertainment facility, the City of Grand Prairie has negotiated a Non-binding Memorandum of Understanding with Bolder Adventure Park. It includes provision for a long-term lease and a Chapter 380 grant.

Bolder projects generating \$7,500,000 in annual taxable sales, meaning the City will realize \$75,000 in annual General Fund sales tax revenues; moreover, Bolder intends to hire 14 Full Time Employees within its Grand Prairie Headquarters with an approximate Payroll of \$800,000, as well as 135 Part Time Employees with a total annual payroll of \$1,400,000.





## Legislation Details (With Text)

<b>File #:</b>	20-9704	<b>Version:</b>	1	<b>Name:</b>	Restaurant EpicCentral 1
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/15/2020	<b>In control:</b>		<b>In control:</b>	City Attorney
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### From

Megan Mahan

### Title

Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income

### Presenter

Bill Crolley, Deputy City Manager

### Recommended Action

Approve

### Analysis

A five-year Lease Agreement would be executed with National BBQ Management as the tenant. The Lease would require National BBQ Management, to operate a restaurant. Rent would be calculated at 8% of Gross Sales and 50% of Net Operating Income. The Tenant would pay all operating costs during the term of the Lease, such as equipment maintenance, insurance, and utilities. The Tenant may not sublet the space and has no right to assign the lease without City approval. The Lease could be renewed for two additional five-year terms.

The Lease provides for certain tenant finish out allowances and operating reserves to be provided by the City. The 380 Agreement authorizes any payments required under the Lease to be paid as an economic development incentive.

### Financial Consideration

Rent will be paid into the EpicCentral Revenue Account



**Body**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH NATIONAL BBQ MANAGEMENT FOR THE OPERATION A RESTAURANT AT EPICCENTRAL**

**WHEREAS**, the City of Grand Prairie wishes to enter into this agreement for a tenant to operate a restaurant at EpicCentral and it is in the public interest to do so; and

**WHEREAS**, National BBQ Management was selected to operate a restaurant under a lease; and

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

**Section 1.** THAT the granting of this Chapter 380 Economic Development Agreement and Lease Agreement is approved and the City Manager is hereby authorized to execute contracts to effectuate this approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21st DAY OF JANUARY, 2020.**





## Legislation Details (With Text)

<b>File #:</b>	20-9692	<b>Version:</b>	1	<b>Name:</b>	FY20 EMPG Application and Award
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	1/8/2020	<b>In control:</b>		<b>In control:</b>	Fire
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution authorizing the City Manager to submit an application for FY 2020 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### From

Chase Wheeler, Emergency Management Coordinator

### Title

Resolution authorizing the City Manager to submit an application for FY 2020 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$57,581

### Presenter

Chase Wheeler, Emergency Management Coordinator

### Recommended Action

Approve

### Analysis

The grant award amount for FY 2020 has not yet been calculated by the State and Federal Government; however an estimate of \$57,581 is anticipated. The City of Grand Prairie is at the advanced level of preparedness and is considered an eligible jurisdiction for the FY 2020 Emergency Management Performance Grant.

The City of Grand Prairie Office of Emergency Management (GP OEM) plans to apply for and receive a grant award for approximately \$57,581 for grant period October 1, 2019 to September 30, 2020 from the State of Texas Department of Public Safety/Division of Emergency Management for GP OEM to receive reimbursement for emergency management program-related expenses. The City of Grand Prairie Office of Emergency Management has received EMPG grant awards for the last several years by completing the necessary requirements.

The purpose of the EMPG grant program is to make grants to states to assist local governments in preparing for



all hazards, as authorized by the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Title VI of the Stafford Act authorizes FEMA to make grants for the purpose of providing a system of emergency preparedness for the protection of life and property in the United States from hazards and to vest the responsibility for emergency preparedness jointly in the federal government and the states and their political subdivisions.

Associated reporting requirements are included in this grant to determine how effective the City of Grand Prairie (grantee) is utilizing the EMPG program funding to prepare for all hazards and advance a whole community approach. With these measures, the City of Grand Prairie Office of Emergency Management must evaluate the progress towards achieving specified objectives in quarterly EMPG program reports and in compliance with the below reporting requirements:

- Maintain an approved Emergency Management Plan and Annexes
- Develop and Maintain a Multi-Year Training and Exercise Plan to include conducting of exercises.
- Verify Capability of Personnel through the completion of National Incident Management System (NIMS) related training and other required emergency management-related training.
- Completion of Work Plans, Progress Reports #1 & #2, and Quarterly Financial Reports must be submitted.

The federal government, through the EMPG program, provides necessary direction, coordination, and guidance, and provides necessary assistance, as authorized so that a comprehensive emergency preparedness system exists for all hazards.

### **Financial Consideration**

As part of the FY 2018/2019 General Fund budget, the City Council approved \$333,244 in total expenditures for the Office of Emergency Management (OEM). Since the City has consistently received EMPG grant funding for many years now, an estimate of \$57,581 in EMPG grant revenue was also included in the FY 2019/2020 budget in anticipation of receiving the award again. If the City is awarded this grant, no other financial consideration is necessary. However, if the City does not receive the grant award in FY 2019/2020, OEM budget expenditures and/or revenue adjustments will be necessary.

### **Body**

## **RESOLUTION FOR THE CITY MANAGER TO SUBMIT AN APPLICATION FOR FY 2020 EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG) AND ACCEPT GRANT AWARD FROM THE TEXAS DEPARTMENT OF PUBLIC SAFETY/TEXAS DIVISION OF EMERGENCY MANAGEMENT**

**WHEREAS**, the Grand Prairie Office of Emergency Management wishes to apply for funding to maintain the emergency management program and to prevent, prepare for, respond to and recover from hazards that face the City of Grand Prairie;

**WHEREAS**, the City will accept FY 2020 Emergency Management Performance Grant reimbursements from the Texas Division of Emergency Management for emergency management program-related expenses;

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

**SECTION 1.** the City Council of the City of Grand Prairie, Texas, does hereby authorize the City Manager to



apply for and accept if awarded the FY 2020 Emergency Management Performance Grant and receive grant reimbursements to promote emergency preparedness, maintain the emergency management program and to prevent, prepare for, respond to and recover from emergencies and disasters that we may face in the City of Grand Prairie.

**SECTION 2.** this resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 21ST DAY OF JANUARY, 2020.**





## Legislation Details (With Text)

**File #:** 19-9581      **Version:** 1      **Name:** CPA191201- 161 Townhomes  
**Type:** Ordinance      **Status:** Public Hearing Consent Agenda  
**File created:** 11/26/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Land Use Map.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		
12/17/2019	1	City Council	Tabled	
12/2/2019	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to Medium Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Comprehensive Plan Amendment to amend the Future Land Use Map from Mixed Use to Medium Density Residential on 2.95 acres out of the Charles Gibbs Abstract 534 and Lot 5, Block 1, out of the Robinson Court



Replat Addition, City of Grand Prairie, Dallas County, Texas.

### **PURPOSE OF REQUEST:**

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

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

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

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

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

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

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

### **ANALYSIS:**

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

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

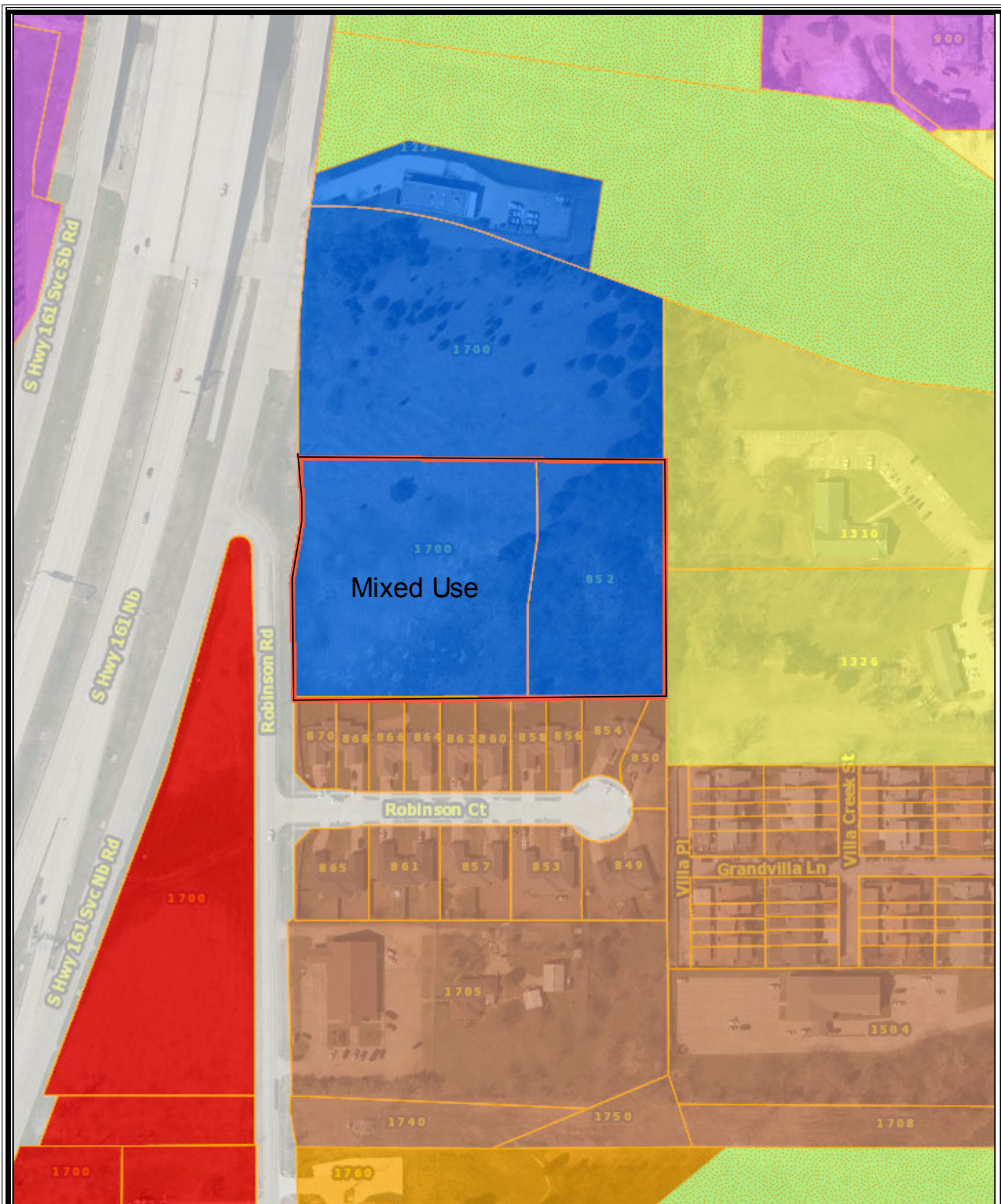


**RECOMMENDATION:**

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

**Body**





130 0 130 Ft

## 161 Townhomes Z191201

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

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



**Grand  
Prairie**  
TEXAS

Parcels





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

PUBLIC HEARING AGENDA Item #15- CPA191201- Comprehensive Plan Amendment – 161 Townhomes (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

PUBLIC HEARING AGENDA Item #16- Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC.

Ms. Acosta stated the applicant is requesting to construct a medium density townhome development. The request is for a change from Mixed Use to Medium Density Residential on the Future Land Use Map. This development is consistent with the current pattern of development in



the area. The surrounding uses are duplexes; and commercial use of the property is unlikely due to 161 and the neighboring creek severely limiting walkable connections needed for mixed use. Staff believes that medium-density residential development would benefit and enhance the overall underutilized parcels. The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles. The purpose of this request is to change the zoning on 4.39 acres from PD-102 to a Planned Development for Townhomes. The development proposes 40 units accessible from Robinson Road. The number of units will depend on final location of utilities, drainage, setbacks and parking. Staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare with the appropriate density. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, higher density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses, however, staff has concerns with the feasibility of the project with the proposed 40 units that will need to be addressed at the site plan phase. A Site Plan is required for any townhome use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and Appendix W require Site Plan approval. The Site Plan will analyze density and dimensional requirements, parking, building design, landscaping, amenities, utilities, and drainage.

Ms. Acosta stated the existing base zoning is PD-102, the proposed base zoning for the 4.39 acres is a Planned Development for Townhomes. All zoning will defer to the Unified Development Code as amended. A residential townhome development will conform to the proposed development standards and the provisions for Single Family-Townhouse District in the Unified Development Code. The site has frontage along Robinson Road and will have private internal street access on Robinson Ct that will have several hammerhead streets going north and south to access the individual townhomes. Townhome developments are required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements, and will be evaluated for at the Site Plan phase. Section 16.4.1 of the Unified Development Code provides criteria by which a Site Plan should be evaluated, along with requirements of the Drainage Design Manual.

Ms. Acosta stated staff has no objection to the zone change. Utilities and drainage will be addressed at the Site Plan phase.

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

Kelvin Hoang with Clouda Development LLC., 8009 Kings Gate Circle, Plano, TX, Greg Edwards, 1621 Amanda Court, Ponder, TX, and Michael Wright, 8233 Mid Cities Blvd., North Richland Hills were present representing the case and to answer questions from the commission.

There being no further discussion on the case CPA191201 commissioner Fisher moved to close the public hearing and approve case CPA191201 as presented and recommended by staff. The action and vote being recorded as follows:



Motion: Fisher

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

There being no further discussion on the case Z191201/CP191201 commissioner Fisher moved to close the public hearing and approve case Z191201/CP191201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9572	<b>Version:</b>	1	<b>Name:</b>	Z191201 - Zoning Change - 161 Townhomes
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	11/20/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		
12/17/2019	1	City Council	Tabled	
12/2/2019	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:



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

<b>Table 1: Adjacent Zoning and Land Uses</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	C Undeveloped	
<b>South</b>	PD-102, MF-1	Duplexes
<b>West</b>	LI, PD-200	SH-161; Poly America
<b>East</b>	C, MF-1	Churches

### **PURPOSE OF REQUEST:**

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

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

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

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

### **DEVELOPMENT REVIEW:**

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

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



## **DENSITY AND DIMENSIONAL STANDARDS:**

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

### *Dimensional Requirements*

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

<b>Table 2: SF-Townhome</b>	
Standard	Required
Maximum Density	13.2
Minimum Living Area (Sq. Ft.)	1,150 to 1,299 = 30% 1,300 = 70%
Minimum Lot Width	21-29=30% 30=70%
Minimum Lot Depth	80-99=30% 100=70%.
Minimum Front Yard Setback (ft.)	17
Side Yard Setback Internal	5 (not attached) 0 (attached)
Side Yard Setback On Street	15
Rear Yard Setback	10
Max Height	35

## **PROPOSED DEVELOPMENT OVERVIEW:**

The following table provides a summary of the proposed development.

### *Parking*

The following shows the proposed parking being provided.

<b>Table 3: Parking</b>	
Standard	Required
1 Garage Space Per 1	1
2 Garage Spaces Per 2	2

## **SITE LAYOUT:**

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

## **BUILDING DESIGN:**

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



## **RECOMMENDATION:**

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

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

On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8 -0.

### **Body**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.95 ACRES OUT OF THE CHARLES GIBBS SURVEY, ABSTRACT 534 ALONG WITH LOT 5, BLOCK 1, ROBINSON COURT ADDITION, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-102, PLANNED DEVELOPMENT FOR PAINTING, REPAIRING, AND STORAGE OF ADVERTISING SIGN TO A PD, PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY TOWNHOMES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **PD 102, to a PD, Planned Development District for Townhome Uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 6, 2020, after written notice of the public hearing had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **PD 102, to a PD, Planned Development District for Townhome Uses**; and

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

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of



the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **PD-102** to a **PD, Planned Development District for Single-Family Townhomes**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

## **SECTION 1.**

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of **PD-102** to a **PD, Planned Development District for Single-Family Townhomes**; as depicted in **Exhibit A - Location Map**.

## **SECTION 2.**

### **Purpose and Intent**

The purpose of this planned development to create a townhome development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

## **SECTION 3.**

### **Development Standards**

#### **I. Applicability**

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, and amenity areas shall substantially conform to the locations shown on the approved Site Plan.

#### **II. Base Zoning**



1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to the regulations of the SF-T, SF-Townhouse, and Appendix W of the *Unified Development Code* applicable to townhome development;
2. The property lies within the SH161 Corridor Overlay, a district of architectural significance that was created prior to April 1, 2019. Final building elevations shall conform to the recommendations of Sections 3 and 4, Appendix W of the *Unified Development Code*;
3. The number of units constructed on the property shall not exceed 40.

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS 21<sup>st</sup> DAY OF JANUARY 2020.**

**ORDINANCE NO.  
PLANNED DEVELOPMENT NO.**





**CASE LOCATION MAP**  
**Case Number Z191201**  
**161 Townhomes**



**City of Grand Prairie**  
**Planning and Development**

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**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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Citizen Comments: None

PUBLIC HEARING AGENDA Item #15- CPA191201- Comprehensive Plan Amendment – 161 Townhomes (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

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Ms. Acosta stated staff has no objection to the zone change. Utilities and drainage will be addressed at the Site Plan phase.

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

Kelvin Hoang with Clouda Development LLC., 8009 Kings Gate Circle, Plano, TX, Greg Edwards, 1621 Amanda Court, Ponder, TX, and Michael Wright, 8233 Mid Cities Blvd., North Richland Hills were present representing the case and to answer questions from the commission.

There being no further discussion on the case CPA191201 commissioner Fisher moved to close the public hearing and approve case CPA191201 as presented and recommended by staff. The action and vote being recorded as follows:



Motion: Fisher

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

There being no further discussion on the case Z191201/CP191201 commissioner Fisher moved to close the public hearing and approve case Z191201/CP191201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9640	<b>Version:</b>	1	<b>Name:</b>	CPA200101 - Mountain Creek Lake Park
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/10/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of 'Parks and Recreation' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[CPA200101 Mailing List](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of '**Parks and Recreation**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### PURPOSE OF REQUEST:

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

#### ANALYSIS:

In October 2019, the Grand Prairie City Council approved a boundary adjustment with the City of Dallas in



order to annex the park into the City. The current proposal would establish a designation of Parks and Recreation for the 86 acre park. Approval of this designation will not change the designation of any private property and will not alter the function or boundaries of the park.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

At its January 6, 2020 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval.

### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2018 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO ESTABLISH A FUTURE LAND USE CLASSIFICATION FOR 86.11 ACRES OF LAND SITUATED IN THE ALEX COCKRELL SURVEY, ABSTRACT NO. 245, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; AND MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

**WHEREAS**, the 86.11 acres described herein were brought into the corporate limits of the City of Grand Prairie through a boundary adjustment with the City of Dallas; and

**WHEREAS**, Section 3.9.1 of the Unified Development Code of the City of Grand Prairie requires that any territory annexed into the city be initially zoned in conformance with the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, Section 211.004 of the Texas Local Government Code requires that zoning regulations must be adopted in accordance with a comprehensive plan; and

**WHEREAS**, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on January 6, 2020, Notice of the time and place of the hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that the amendment to the Comprehensive Plan should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on January 21, 2020, to consider the advisability of amending the Comprehensive Plan as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such



municipality.

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

**SECTION 1.**

THAT the Future Land Use Map for 2018 Comprehensive Plan for the City of Grand Prairie be amended and revised to establish 'Parks and Recreation' as the Future Land Use Designation for the property described in **Exhibit A - Location Map**.

**SECTION 2.**

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

**SECTION 3.**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 22<sup>ND</sup> OF JANUARY, 2020 .**

**CASE NO. CPA200101**

**ORDINANCE NO. XXXXX-2020**







ABNEY DAVID L  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

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

FORD WILLIAM H &  
2125 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

JBK REALTY INC  
7240 RETTA MANSFIELD RD  
MANSFIELD TEXAS  
760634702

ORTEGA LEONARD TIMOTHY  
2317 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

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

LY DIEP &  
551 N 72ND AVE  
PENSACOLA FLORIDA  
325065129

CERDA JESUS  
1827 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

CARDENAS RODOLFO &  
2217 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

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

INOCENCIO NICHOLAS &  
1805 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

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

AJAY & BINA PANCHAL  
9010 LAREDO DR  
IRVING TEXAS  
750634425

MARKS BARBARA  
2417 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

SEGOVIA MARTHA LIZZETT  
1817 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

NETTLES MAXINE BOLYER  
1617 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515547

RAMOS JOSE S  
2226 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

BOUILLION PATRICIA  
2122 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

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

GUTHRIE ANTHONY TYCE  
1312 TRAVIS CIR S  
IRVING TEXAS  
750386243

ABNEY DAVID LEWIS  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

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

NAVA MIGUEL SANCHEZ &  
2442 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

RAMIREZNAJERA JUVENTINO &  
1827 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

RODRIGUEZ FABIOLA  
2425 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

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

WEBB PAMEALLA  
2133 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

TAYLOR CRYSTAL M &  
2109 AVE C  
GRAND PRAIRIE TEXAS  
750514591

PLATTNER HERMAN H ETAL  
25 HIGHLAND PARK VLG  
DALLAS TEXAS  
752052789



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

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

CHANTHAVONG BOUATHONG  
1709 LAKEVIEW DRIVE  
GRAND PRAIRIE TEXAS  
750515549

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

ROBERTS DAVID PAUL  
2441 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

GONZALEZ BAUDELIO R &  
2417 HARDY RD  
GRAND PRAIRIE TEXAS  
750515536

WATROUS DEVONSHIRE IVANHOE  
136 PRIVATE ROAD 4442  
RHOME TEXAS  
760782630

ROMERO ALFREDO  
905 SE 4TH ST  
GRAND PRAIRIE TEXAS  
750513222

ZAPATA JASIEL & CLAUDIA  
2453 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

PRADO JORGE  
2313 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

VALDIVIA EZEQUIEL R  
2430 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

GONZALEZ EDGAR  
2013 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

MORALES JESUS & MANUELA  
1811 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

WILSON SERINA LYNN  
2449 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

FLORES JOSE ALFREDO  
6801 TWINN MAPLE DR  
ARLINGTON TEXAS  
760100000

ALVIDREZ ROGELIO JR &  
1828 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

MOUNTAIN CREEK CEMETERY LLC  
20167 FM 56  
KOPPERL TEXAS  
766524643

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

ARMENDARIZ ARTURO & MARIA  
1906 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

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

VELASQUEZ TERESA DE JESUS  
1713 BOGARTE DR  
GRAND PRAIRIE TEXAS  
750514546

LUSK CAROLYN M &  
2454 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

NOAH MGMT TRUST  
4707 LARUE STREET  
DALLAS TEXAS  
752110000

FISHER CHRISTOPHER N  
1822 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515500

MORRIS ELIZABETH D  
1821 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515551

CLINE ROY LEE &  
1722 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515527

GONZALEZ SIGIFREDO &  
2421 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

CHAVEZ CARLOS I  
1109 TURNER PKWY  
GRAND PRAIRIE TEXAS  
750512340



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

ESCOBEDO MARIO A  
2421 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

MENDOZA JOEL  
1902 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515513

MARTINEZ MARY CASILLAS  
1814 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515511

PERRYMAN EVELYN  
2513 ROLLING OAKS RDG  
CEDAR HILL TEXAS  
751046720

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

CANTU ALEJANDRA G  
2418 LAKESHORE DR  
GRAND PRAIRIE TEXAS  
750515541

PERRYMAN JACK L  
PO BOX 2169  
CEDAR HILL TEXAS  
751062169

ARMENDARIZ ARTURO & MARIA  
1906 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

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

DOUG WENDT REALTY LLC  
300 COMANCHE WALK  
JOSHUA TEXAS  
760586212

MARTINEZ ISRAL  
417 BUENA DR  
GRAND PRAIRIE TEXAS  
750526006

XAVONGLIANEKHAM KHAMMY  
1713 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515549

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

TUCKER SHIRLEY A  
2025 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

MOLINAR RIGO O  
4320 ERIC ST  
GRAND PRAIRIE TEXAS  
750524811

METZ KAREN L  
2025 AVENUE D  
GRAND PRAIRIE TEXAS  
750514534

MONTESINO JACK &  
2017 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

ROBLES ADAN &  
1905 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

ESCOBAR GIOVANNY ENRIQUE  
2422 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

RIVERA LUIS ANTONIO  
1813 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

ZUNIGA SAUL  
1830 AVENUE F  
GRAND PRAIRIE TEXAS  
750514511

FERNANDEZMORENO LUIS MANUEL &  
2429 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

GARCIA EFRAIN  
1822 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

BARRERA HANS & ESTELA  
2017 AVENUE D  
GRAND PRAIRIE TEXAS  
750514534

PIRTLE TONY ALLEN  
2233 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

NUNEZ EDDY  
1905 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515558

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

PHAM KRISTAL V  
1809 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551

CHAIRES ENRIQUE &  
2446 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552



ROBERTS DAVID P II  
1721 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515557

MATUTE CALIXTO AVILA  
1810 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515511

LOPEZ DOMINGA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

OLGUIN MARIS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MALDERA NAJAR ABEL &  
2121 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

MOLINA FRANCISCO M  
1820 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

RIVERA CARMEN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

RIVERA JUAN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ALDACO REBECA ALVARADO  
1813 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551

ARMENTA JAVIER  
2305 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

MONTOYA RACHAEL C  
2450 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

REED MARIA D  
2445 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

DARROW DONALD C ETAL  
2329 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

BANDA EDUARDO JR  
2238 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

GASPAR TOMAS  
2417 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

FLORES JOSE LUIS  
2021 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

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

BALDERA ERNESTO  
133 TANNERS FARMS RD  
FERRIS TEXAS  
751259673

PARDO GERONIMO  
2138 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

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

DAVALOS MARIA ELENA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

MARTINEZ JOSE  
1906 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515513

FLORES URIBE ARTEMIO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

RODRIGUEZ ANGEL CANO  
1714 GRANADA AVE  
GRAND PRAIRIE TEXAS  
750515527

CASTILLO BENJAMIN G  
1816 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

GOMEZ JOSE R  
2422 LAKESHORE DR  
GRAND PRAIRIE TEXAS  
750515541



AMINU SEGUN PAUL  
1812 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

HERRERA FRANCISCA GUERRA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

GUZMAN ROCIO I  
1901 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

EJAZ INVESTMENT GROUP INC  
506 N LOOP 12  
IRVING TEXAS  
750618710

RODRIGUEZ FERNANDO CABRERA &  
2418 HARDY RD  
GRAND PRAIRIE TEXAS  
750515535

HERNANDEZ LILIANA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

BARBOZA MARIA IRENE  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MCARTHUR ANDRE  
1831 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

ANGLEFORGE PROPERTIES LLC  
PO BOX 801071  
DALLAS TEXAS  
753801071

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

SALGADOGALLARDO DAVID A  
1830 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

GUTIERREZ MAYRA  
1909 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

CRUZ CECILIA  
2125 AVENUE D  
GRAND PRAIRIE TEXAS  
750514536

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

DELGADO JOSE N  
2213 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

PORTILLO GEORGINA  
2309 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

ORR NICHOLS  
910 NE 22ND ST  
GRAND PRAIRIE TEXAS  
750504005

JONES BILLY G  
2234 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

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

THOMAS JAMES LEROY  
1705 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515549

CARDERIAS PARLECIO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

SANCHEZ J GUADALUPE  
2449 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

VEGA JOAN M  
2114 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

ZAVALA MIGUEL  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

PALACIOS VERONICA A  
2129 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

GONZALES IGNACIO  
2101 HARDY RD TRLR 5  
GRAND PRAIRIE TEXAS  
750514500

GONZALES FELICITAS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MIRAMONTES SALVADOR &  
2510 CLOVERDALE ST  
ARLINGTON TEXAS  
760107709

LOYA ELIZANDRO & CATALINA  
1818 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529



BOHLING MARCIA G  
1832 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

CABLA ROBERT  
424 ROY CT  
KELLER TEXAS  
762482618

STANCU RODICA & DORU  
2137 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

TOCHE GLORIA  
2333 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

FLORES ELOISA  
1826 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529

NICHOLS GAY LYNN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

TINOCO ISAIAS &  
1718 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515527

GORMLEY JOHN R  
2201 AVENUE C  
GRAND PRAIRIE TEXAS  
750514530

GAITAN GABRIELA  
1814 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

VANEGAS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

GONZALEZ LEAPOLDA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

GONZALES MARIS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CANO LUIS FIERROS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

COLQUITT LATONYA C  
1815 GATEWAY CIRCLE  
GRAND PRAIRIE TEXAS  
750515503

SALAZAR TERESO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CASTILLO JOSE A  
2433 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

JEAN JOSEPH A  
1825 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515512

BABY MATHEW & JANE  
1106 BELMONT DR  
GRAND PRAIRIE TEXAS  
750527100

GARCIA MIRTHALA GUADALUPE M  
2218 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

HERNANDEZ AGUILAR SUSAN &  
1802 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529

ALVAREZ JUAN G  
1902 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

HELLE CHARLES A  
1821 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515512

MALDONADO DINA MARIE  
1909 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515558

BUI HOAN PHUC  
2202 AVE C  
GRAND PRAIRIE TEXAS  
750514529

SILVA JORGE &  
1801 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515551

RAMOS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

KERR ROBERT A  
1823 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

CABRALES ALFREDO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

VELOZ GERARDO &  
1817 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551



PHAM KRYSTAL  
2433 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

ERAZO ROLANDO  
2306 AVE C  
GRAND PRAIRIE TEXAS  
750514592

SANTANA LORENZO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ESQUIVEL JUAQUIN JESUS  
2133 HARDY RD  
GRAND PRAIRIE TEXAS  
750514528

LUSK JOHN S JR  
2237 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

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

MCVEY PATRICIA A LIFE EST  
2949 CROSSROADS DR  
ABILENE TEXAS  
796056953

ZABALA JACINTA  
807 RYAN CT  
ARLINGTON TEXAS  
760017329

PLATTNER HERMAN H ETAL  
25 HIGHLAND PARK VLG  
DALLAS TEXAS  
752052789

ROMAS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CALDERON CONCEPTION  
2405 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515522

TYSON DERRICK & JOYCE  
2330 AVE C  
GRAND PRAIRIE TEXAS  
750514592

ESPINO DAVID &  
1819 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

ESCOBAR GIOVANNY E &  
2422 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

ROMERO GABRIELA  
1811 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

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

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

GARDUNO SERGIO  
2523 SUNFLOWER DR  
ARLINGTON TEXAS  
760141821

JIMENEZ GRISELDA & JORGE  
1823 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

BASS TENNILLE  
1908 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515513

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

DAVIS ALLEN JR  
1913 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515514

AGUILAR ARMANDO  
1705 BOGARTE DR  
GRAND PRAIRIE TEXAS  
750514546

LEWIS RONNY LANCE &  
2206 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

SALDARA MANSA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ABNEY DAVID LEWIS  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

NGUYEN CHAU H  
2221 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

ALFARO JUAN ANTONIO &  
2029 AVE C  
GRAND PRAIRIE TEXAS  
750514507

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





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Connor gave the invocation, commissioner Fisher 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 2, 2019.

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

Item #3-P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.



Item #4-P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

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

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

Item #8-Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #9-Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

Motion was made to approve the minutes of December 2, 2019, approve public hearing consent agenda items P200103, P200106, P200107, S200105, CPA200101, Z200101 and Z200102, and remove case S200101 from the consent agenda to be heard under items for individual consideration.

Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9641	<b>Version:</b>	1	<b>Name:</b>	Z200101 - Mountain Creek Lake Park
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/10/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Z200101 Mailing List](#)  
[Exhibit i - Boundary Adjustment Ordinance](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of '**AG, Agricultural**' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

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

#### PURPOSE OF REQUEST:

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



## **ANALYSIS:**

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

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

## **ADJACENT LAND USES AND ACCESS:**

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

**Table 1: Adjacent Zoning and Land Uses**

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

## **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

At its January 6, 2020 meeting, the Planning and Zoning Commission voted 8 to 0 to recommend approval.

## **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE TO ESTABLISH ‘AG’ ZONING ON 86.11 ACRES OF LAND SITUATED IN THE ALEX COCKRELL SURVEY, ABSTRACT NO. 245, IN THE CITY GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the 86.11 acres described herein were brought into the corporate limits of the City of Grand Prairie through a boundary adjustment with the City of Dallas; and

**WHEREAS**, Section 211.005 of the Texas Local Government Code authorizes a municipality to divide its territory into districts according to established procedures; and

**WHEREAS**, Section 3.9.1 of the Unified Development Code of the City of Grand Prairie provides that territory which is brought into the corporate limits of the city shall be initially zoned in conformance with the Future Land Use Map of the Comprehensive Plan; and



**WHEREAS**, the 86.11 acres described herein has been given a designation of “Parks and Recreation” on the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on January 6, 2020 after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the zoning change is proposed, Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval of ‘AG’ zoning on the 86.11 acres described herein; and

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

**WHEREAS**, all citizens and parties at interest having been given an opportunity to be heard on the matter of the zoning change, and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, finds that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

**SECTION 1.**

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

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to establish ‘AG’ zoning for the entire area described in Exhibit A - Location Map.

**SECTION 2.**

THAT, land uses shall be restricted to those uses permitted in the AG District as specified in Article 4 -



“Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

**SECTION 3.**

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

**SECTION 4.**

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

**SECTION 5.**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THE 21<sup>ST</sup> OF JANUARY, 2020.**

**ORDINANCE NO. XXXXX-2020**

**CASE NO. Z200101**







ABNEY DAVID L  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

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

FORD WILLIAM H &  
2125 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

JBK REALTY INC  
7240 RETTA MANSFIELD RD  
MANSFIELD TEXAS  
760634702

ORTEGA LEONARD TIMOTHY  
2317 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

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

LY DIEP &  
551 N 72ND AVE  
PENSACOLA FLORIDA  
325065129

CERDA JESUS  
1827 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

CARDENAS RODOLFO &  
2217 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

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

INOCENCIO NICHOLAS &  
1805 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

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

AJAY & BINA PANCHAL  
9010 LAREDO DR  
IRVING TEXAS  
750634425

MARKS BARBARA  
2417 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

SEGOVIA MARTHA LIZZETT  
1817 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

NETTLES MAXINE BOLYER  
1617 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515547

RAMOS JOSE S  
2226 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

BOUILLION PATRICIA  
2122 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

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

GUTHRIE ANTHONY TYCE  
1312 TRAVIS CIR S  
IRVING TEXAS  
750386243

ABNEY DAVID LEWIS  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

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

NAVA MIGUEL SANCHEZ &  
2442 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

RAMIREZNAJERA JUVENTINO &  
1827 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

RODRIGUEZ FABIOLA  
2425 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

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

WEBB PAMEALLA  
2133 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

TAYLOR CRYSTAL M &  
2109 AVE C  
GRAND PRAIRIE TEXAS  
750514591

PLATTNER HERMAN H ETAL  
25 HIGHLAND PARK VLG  
DALLAS TEXAS  
752052789



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

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

CHANTHAVONG BOUATHONG  
1709 LAKEVIEW DRIVE  
GRAND PRAIRIE TEXAS  
750515549

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

ROBERTS DAVID PAUL  
2441 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

GONZALEZ BAUDELIO R &  
2417 HARDY RD  
GRAND PRAIRIE TEXAS  
750515536

WATROUS DEVONSHIRE IVANHOE  
136 PRIVATE ROAD 4442  
RHOME TEXAS  
760782630

ROMERO ALFREDO  
905 SE 4TH ST  
GRAND PRAIRIE TEXAS  
750513222

ZAPATA JASIEL & CLAUDIA  
2453 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

PRADO JORGE  
2313 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

VALDIVIA EZEQUIEL R  
2430 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

GONZALEZ EDGAR  
2013 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

MORALES JESUS & MANUELA  
1811 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

WILSON SERINA LYNN  
2449 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

FLORES JOSE ALFREDO  
6801 TWINN MAPLE DR  
ARLINGTON TEXAS  
760100000

ALVIDREZ ROGELIO JR &  
1828 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

MOUNTAIN CREEK CEMETERY LLC  
20167 FM 56  
KOPPERL TEXAS  
766524643

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

ARMENDARIZ ARTURO & MARIA  
1906 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

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

VELASQUEZ TERESA DE JESUS  
1713 BOGARTE DR  
GRAND PRAIRIE TEXAS  
750514546

LUSK CAROLYN M &  
2454 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

NOAH MGMT TRUST  
4707 LARUE STREET  
DALLAS TEXAS  
752110000

FISHER CHRISTOPHER N  
1822 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515500

MORRIS ELIZABETH D  
1821 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515551

CLINE ROY LEE &  
1722 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515527

GONZALEZ SIGIFREDO &  
2421 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

CHAVEZ CARLOS I  
1109 TURNER PKWY  
GRAND PRAIRIE TEXAS  
750512340



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

ESCOBEDO MARIO A  
2421 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

MENDOZA JOEL  
1902 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515513

MARTINEZ MARY CASILLAS  
1814 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515511

PERRYMAN EVELYN  
2513 ROLLING OAKS RDG  
CEDAR HILL TEXAS  
751046720

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

CANTU ALEJANDRA G  
2418 LAKESHORE DR  
GRAND PRAIRIE TEXAS  
750515541

PERRYMAN JACK L  
PO BOX 2169  
CEDAR HILL TEXAS  
751062169

ARMENDARIZ ARTURO & MARIA  
1906 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

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

DOUG WENDT REALTY LLC  
300 COMANCHE WALK  
JOSHUA TEXAS  
760586212

MARTINEZ ISRAL  
417 BUENA DR  
GRAND PRAIRIE TEXAS  
750526006

XAVONGLIANEKHAM KHAMMY  
1713 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515549

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

TUCKER SHIRLEY A  
2025 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

MOLINAR RIGO O  
4320 ERIC ST  
GRAND PRAIRIE TEXAS  
750524811

METZ KAREN L  
2025 AVENUE D  
GRAND PRAIRIE TEXAS  
750514534

MONTESINO JACK &  
2017 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

ROBLES ADAN &  
1905 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

ESCOBAR GIOVANNY ENRIQUE  
2422 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

RIVERA LUIS ANTONIO  
1813 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515512

ZUNIGA SAUL  
1830 AVENUE F  
GRAND PRAIRIE TEXAS  
750514511

FERNANDEZMORENO LUIS MANUEL &  
2429 CARDIFF  
GRAND PRAIRIE TEXAS  
750515556

GARCIA EFRAIN  
1822 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

BARRERA HANS & ESTELA  
2017 AVENUE D  
GRAND PRAIRIE TEXAS  
750514534

PIRTLE TONY ALLEN  
2233 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

NUNEZ EDDY  
1905 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515558

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

PHAM KRystal V  
1809 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551

CHAIRES ENRIQUE &  
2446 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552



ROBERTS DAVID P II  
1721 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515557

MATUTE CALIXTO AVILA  
1810 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515511

LOPEZ DOMINGA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

OLGUIN MARIS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MALDERA NAJAR ABEL &  
2121 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

MOLINA FRANCISCO M  
1820 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

RIVERA CARMEN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

RIVERA JUAN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ALDACO REBECA ALVARADO  
1813 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551

ARMENTA JAVIER  
2305 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

MONTOYA RACHAEL C  
2450 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

REED MARIA D  
2445 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

DARROW DONALD C ETAL  
2329 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

BANDA EDUARDO JR  
2238 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

GASPAR TOMAS  
2417 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

FLORES JOSE LUIS  
2021 AVENUE C  
GRAND PRAIRIE TEXAS  
750514507

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

BALDERA ERNESTO  
133 TANNERS FARMS RD  
FERRIS TEXAS  
751259673

PARDO GERONIMO  
2138 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

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

DAVALOS MARIA ELENA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

MARTINEZ JOSE  
1906 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515513

FLORES URIBE ARTEMIO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

RODRIGUEZ ANGEL CANO  
1714 GRANADA AVE  
GRAND PRAIRIE TEXAS  
750515527

CASTILLO BENJAMIN G  
1816 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

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

GOMEZ JOSE R  
2422 LAKESHORE DR  
GRAND PRAIRIE TEXAS  
750515541



AMINU SEGUN PAUL  
1812 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

HERRERA FRANCISCA GUERRA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

GUZMAN ROCIO I  
1901 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

EJAZ INVESTMENT GROUP INC  
506 N LOOP 12  
IRVING TEXAS  
750618710

RODRIGUEZ FERNANDO CABRERA &  
2418 HARDY RD  
GRAND PRAIRIE TEXAS  
750515535

HERNANDEZ LILIANA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

BARBOZA MARIA IRENE  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MCARTHUR ANDRE  
1831 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

ANGLEFORGE PROPERTIES LLC  
PO BOX 801071  
DALLAS TEXAS  
753801071

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

SALGADOGALLARDO DAVID A  
1830 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

GUTIERREZ MAYRA  
1909 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515514

CRUZ CECILIA  
2125 AVENUE D  
GRAND PRAIRIE TEXAS  
750514536

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

DELGADO JOSE N  
2213 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

PORTILLO GEORGINA  
2309 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

ORR NICHOLS  
910 NE 22ND ST  
GRAND PRAIRIE TEXAS  
750504005

JONES BILLY G  
2234 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

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

THOMAS JAMES LEROY  
1705 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515549

CARDERIAS PARLECIO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

SANCHEZ J GUADALUPE  
2449 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

VEGA JOAN M  
2114 AVENUE C  
GRAND PRAIRIE TEXAS  
750514508

ZAVALA MIGUEL  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

PALACIOS VERONICA A  
2129 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

GONZALES IGNACIO  
2101 HARDY RD TRLR 5  
GRAND PRAIRIE TEXAS  
750514500

GONZALES FELICITAS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

MIRAMONTES SALVADOR &  
2510 CLOVERDALE ST  
ARLINGTON TEXAS  
760107709

LOYA ELIZANDRO & CATALINA  
1818 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529



BOHLING MARCIA G  
1832 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

CABLA ROBERT  
424 ROY CT  
KELLER TEXAS  
762482618

STANCU RODICA & DORU  
2137 AVENUE C  
GRAND PRAIRIE TEXAS  
750514591

TOCHE GLORIA  
2333 HARDY RD  
GRAND PRAIRIE TEXAS  
750514556

FLORES ELOISA  
1826 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529

NICHOLS GAY LYNN  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

TINOCO ISAIAS &  
1718 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515527

GORMLEY JOHN R  
2201 AVENUE C  
GRAND PRAIRIE TEXAS  
750514530

GAITAN GABRIELA  
1814 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515515

VANEGAS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

GONZALEZ LEAPOLDA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

GONZALES MARIS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CANO LUIS FIERROS  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

COLQUITT LATONYA C  
1815 GATEWAY CIRCLE  
GRAND PRAIRIE TEXAS  
750515503

SALAZAR TERESO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CASTILLO JOSE A  
2433 MILLER ST  
GRAND PRAIRIE TEXAS  
750515553

JEAN JOSEPH A  
1825 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515512

BABY MATHEW & JANE  
1106 BELMONT DR  
GRAND PRAIRIE TEXAS  
750527100

GARCIA MIRTHALA GUADALUPE M  
2218 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

HERNANDEZ AGUILAR SUSAN &  
1802 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515529

ALVAREZ JUAN G  
1902 GRANADA ST  
GRAND PRAIRIE TEXAS  
750515531

HELLE CHARLES A  
1821 ARMSTEAD DR  
GRAND PRAIRIE TEXAS  
750515512

MALDONADO DINA MARIE  
1909 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515558

BUI HOAN PHUC  
2202 AVE C  
GRAND PRAIRIE TEXAS  
750514529

SILVA JORGE &  
1801 LAKEVIEW ST  
GRAND PRAIRIE TEXAS  
750515551

RAMOS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

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

KERR ROBERT A  
1823 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

CABRALES ALFREDO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

VELOZ GERARDO &  
1817 LAKEVIEW DR  
GRAND PRAIRIE TEXAS  
750515551



PHAM KRYSTAL  
2433 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515556

ERAZO ROLANDO  
2306 AVE C  
GRAND PRAIRIE TEXAS  
750514592

SANTANA LORENZO  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ESQUIVEL JUAQUIN JESUS  
2133 HARDY RD  
GRAND PRAIRIE TEXAS  
750514528

LUSK JOHN S JR  
2237 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

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

MCVEY PATRICIA A LIFE EST  
2949 CROSSROADS DR  
ABILENE TEXAS  
796056953

ZABALA JACINTA  
807 RYAN CT  
ARLINGTON TEXAS  
760017329

PLATTNER HERMAN H ETAL  
25 HIGHLAND PARK VLG  
DALLAS TEXAS  
752052789

ROMAS MARIA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

CALDERON CONCEPTION  
2405 CARDIFF ST  
GRAND PRAIRIE TEXAS  
750515522

TYSON DERRICK & JOYCE  
2330 AVE C  
GRAND PRAIRIE TEXAS  
750514592

ESPINO DAVID &  
1819 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

ESCOBAR GIOVANNY E &  
2422 MILLER ST  
GRAND PRAIRIE TEXAS  
750515552

ROMERO GABRIELA  
1811 AUSTIN AVE  
GRAND PRAIRIE TEXAS  
750515516

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

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

GARDUNO SERGIO  
2523 SUNFLOWER DR  
ARLINGTON TEXAS  
760141821

JIMENEZ GRISELDA & JORGE  
1823 GATEWAY CIR  
GRAND PRAIRIE TEXAS  
750515503

BASS TENNILLE  
1908 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515513

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

DAVIS ALLEN JR  
1913 ARMSTEAD AVE  
GRAND PRAIRIE TEXAS  
750515514

AGUILAR ARMANDO  
1705 BOGARTE DR  
GRAND PRAIRIE TEXAS  
750514546

LEWIS RONNY LANCE &  
2206 AVENUE C  
GRAND PRAIRIE TEXAS  
750514529

SALDARA MANSA  
2101 HARDY RD  
GRAND PRAIRIE TEXAS  
750514594

ABNEY DAVID LEWIS  
2712 LAKEWOOD DR  
ROWLETT TEXAS  
750885511

NGUYEN CHAU H  
2221 HARDY RD  
GRAND PRAIRIE TEXAS  
750514554

ALFARO JUAN ANTONIO &  
2029 AVE C  
GRAND PRAIRIE TEXAS  
750514507

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



191644

10-23-19

ORDINANCE NO. 31351

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

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

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

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

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

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

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



191644

31351

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By

  
Assistant City Attorney

Passed

OCT 23 2019



191644

31351

**EXHIBIT A  
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

**SECTION I.**

Statement of Intent

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

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

**SECTION II.**

Release of Territory

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



191644

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SECTION III.

Waiver of Extraterritorial Jurisdiction

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

SECTION IV.

Service Plans

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



191644

31351

SECTION V.


Effective Date

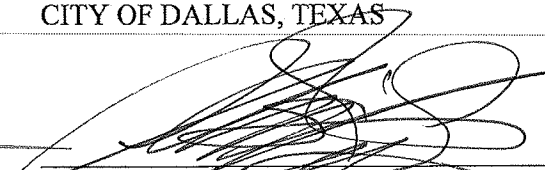
Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS

  
City Manager

  
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By Mark E. Sampson  
Deputy City Attorney

By [Signature]  
Assistant City Attorney

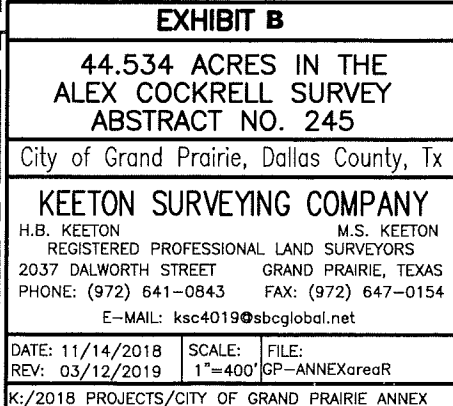
ATTEST:

ATTEST:

Catherine E. DiMaggio  
City Secretary

[Signature]  
Billierae Johnson, City Secretary







**Description of Area A:**

31351

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

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

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

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

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

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

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

**EXHIBIT B**

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

City of Grand Prairie, Dallas County, Tx

**KEETON SURVEYING COMPANY**

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

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

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX



31351

191644

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

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

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

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

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

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

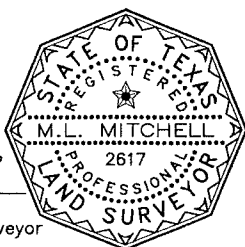
**THENCE** S. 89°38'47" E., with the common line of said Tract 3 and Block 14 of said Gateway Addition, a distance of 300.44 feet, to a point for corner;

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

#### Notes:

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

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



PAGE 3 OF 3

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





## PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31351

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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



191645

10-23-19

ORDINANCE NO. 31352

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

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

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

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

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

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

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



31352

191645

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By   
Assistant City Attorney

Passed OCT 23 2019



191645

31352

**EXHIBIT A  
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

**SECTION I.**

Statement of Intent

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

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

**SECTION II.**

Release of Territory

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



191645

31352

SECTION III.

Waiver of Extraterritorial Jurisdiction

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

SECTION IV.

Service Plans

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



191645

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SECTION V.

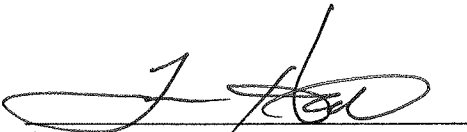
Effective Date

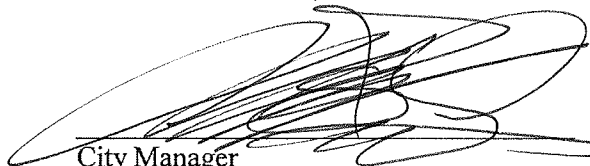
Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS


  
City Manager

  
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

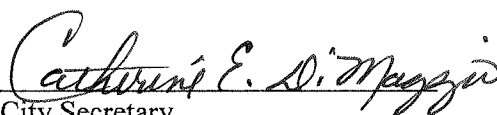
CHRISTOPHER J. CASO, Interim City Attorney

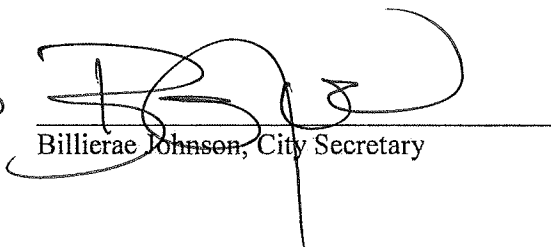
By   
Deputy City Attorney

By   
Assistant City Attorney

ATTEST:

ATTEST:

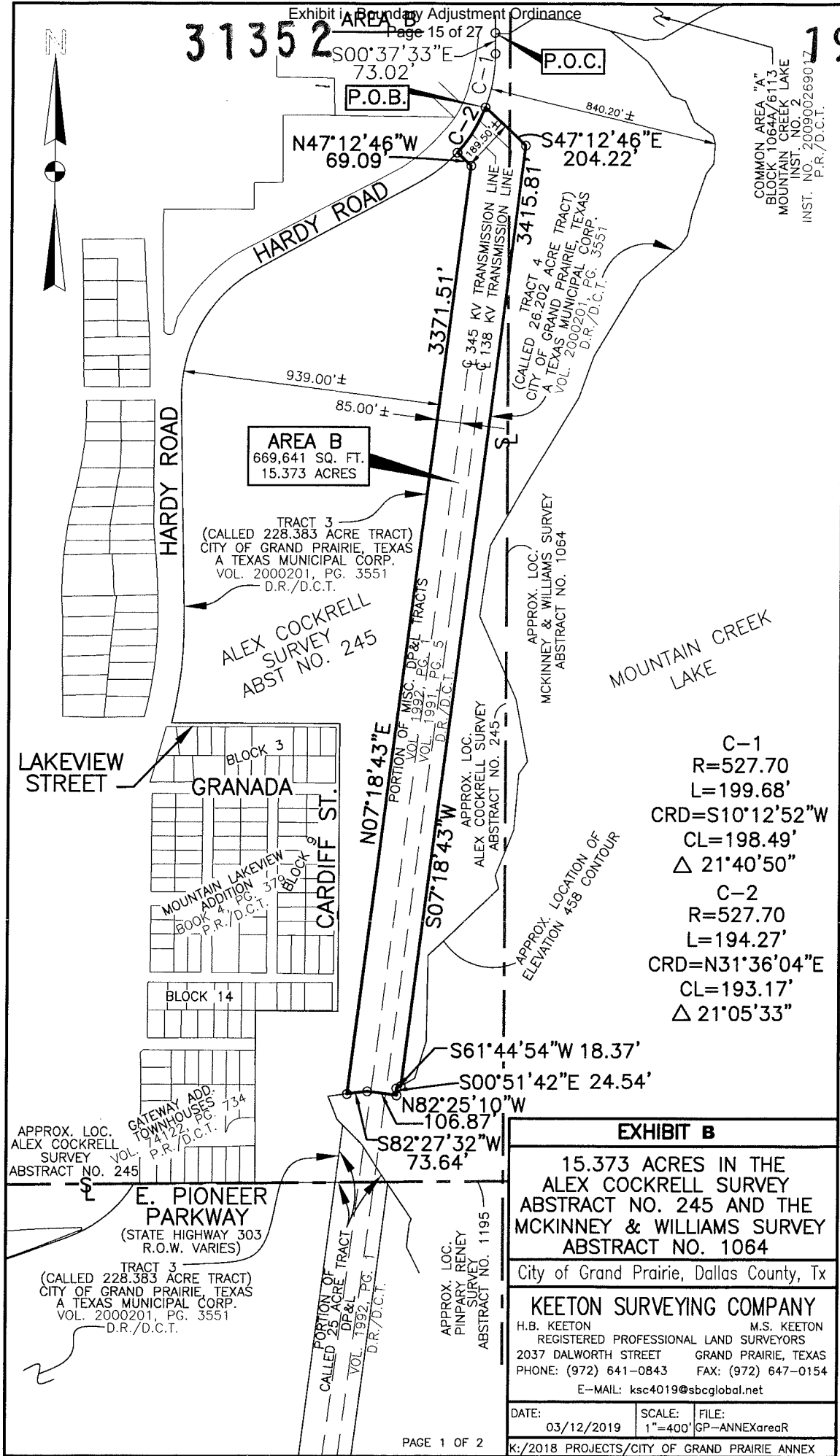
  
City Secretary

  
Billie Rae Johnson, City Secretary



31352

191645



C-1  
R=527.70  
L=199.68'  
CRD=S10°12'52"W  
CL=198.49'  
Δ 21°40'50"  
C-2  
R=527.70  
L=194.27'  
CRD=N31°36'04"E  
CL=193.17'  
Δ 21°05'33"

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



**Description of Area B:**

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

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

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

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

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

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

**THENCE** along the common line of said 15.373 acre tract and said meanders of the elevation of 458 contour of Mountain Creek Lake, the following 4 courses;

- (1) S. 61°44'54" W., a distance of 18.37 feet to a point for corner;
- (2) S. 00°51'42" E., a distance of 24.54 feet to a point for corner;
- (3) N. 82°25'10" W., a distance of 106.87 feet to a point for corner;
- (4) S. 82°27'32" W., a distance of 73.64 feet to a point for corner;

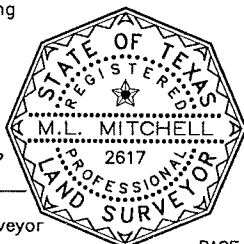
**THENCE** with the common line a called 228.383 acre tract of land (called Tract 3 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas and said 15.373 acre tract the following 2 calls;

- (1) N. 07°18'43" E., a distance of 3371.51 feet to a point for corner;
- (2) N. 47°12'46" W., a distance of 69.09 feet to a point for corner, said point in aforementioned Hardy Road and being in a curve to the left having a radius 527.70 feet;

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

**Notes:**

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



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

**EXHIBIT B**

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

City of Grand Prairie, Dallas County, Tx

**KEETON SURVEYING COMPANY**

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

DATE: 03/12/2019 SCALE: 1"=400' FILE: GP-ANNEXareaR  
K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX





## PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

**31352**

ORDINANCE NUMBER \_\_\_\_\_

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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



10-23-19

ORDINANCE NO. 31353

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

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

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

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

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

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

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



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31353

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed OCT 23 2019



191646

31353

**EXHIBIT A  
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

**SECTION I.**

Statement of Intent

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

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

**SECTION II.**

Release of Territory

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



31353

## SECTION III.

Waiver of Extraterritorial Jurisdiction

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

## SECTION IV.

Service Plans

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



31353

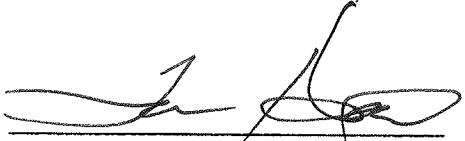
SECTION V.

Effective Date


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

SIGNED this the 23 day of Oct., 2019.

CITY OF GRAND PRAIRIE, TEXAS

  
\_\_\_\_\_  
City Manager

CITY OF DALLAS, TEXAS

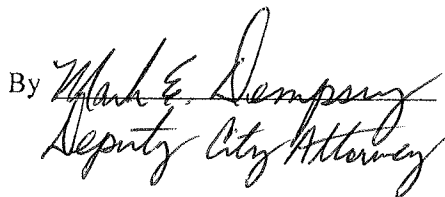
  
\_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

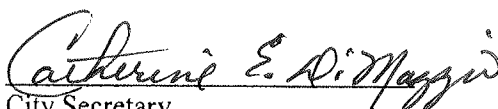
By

  
\_\_\_\_\_  
Deputy City Attorney

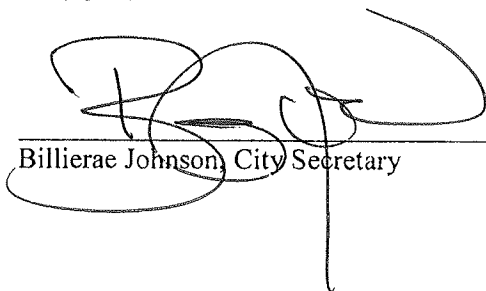
By

  
\_\_\_\_\_  
Assistant City Attorney

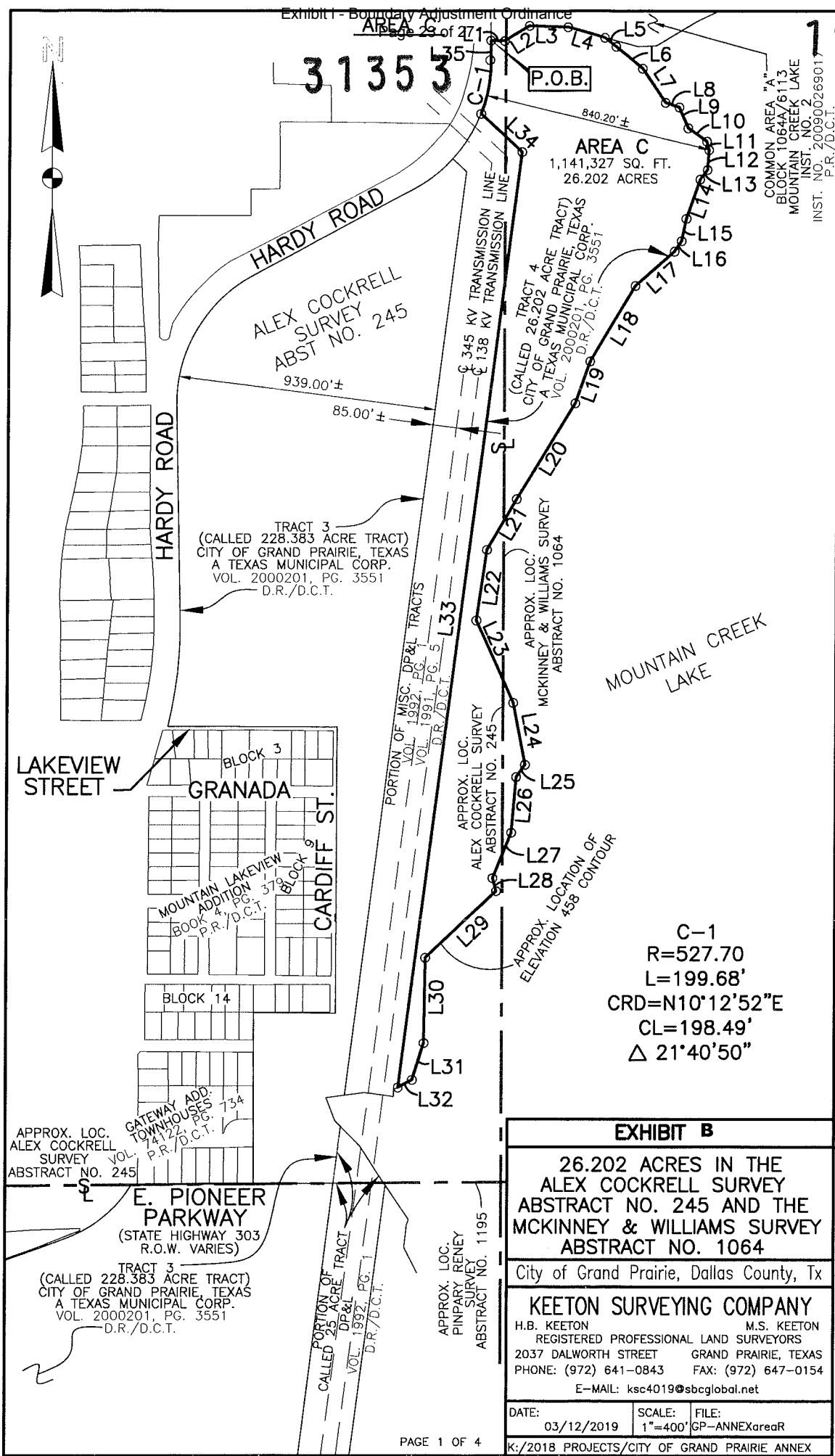
ATTEST:

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

ATTEST:

  
\_\_\_\_\_  
Billie Rae Johnson, City Secretary





C-1  
 R=527.70  
 L=199.68'  
 CRD=N10°12'52"E  
 CL=198.49'  
 Δ 21°40'50"

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



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

**EXHIBIT B**

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

City of Grand Prairie, Dallas County, Tx

**KEETON SURVEYING COMPANY**

H.B. KEETON M.S. KEETON  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
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DATE: 03/12/2019 SCALE: 1"=400' FILE: GP-ANNEXareaR

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX



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**Description of Area C:**

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

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

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

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

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

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

**EXHIBIT B**

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

City of Grand Prairie, Dallas County, Tx

**KEETON SURVEYING COMPANY**

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K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX



31353

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

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

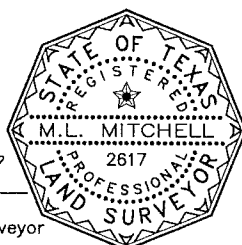
- (1) N. 07°18'43" E., a distance of 3415.81 feet to a point for corner;
- (2) N. 47°12'46" W., a distance of 204.22 feet to a point for corner in said easterly line of Hardy Road and being in a curve to the left having a radius 527.70 feet;

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

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

**Notes:**

- This description/exhibit is not from an on the ground survey. It is based on existing deed information and survey prepared by Don Randall Hughes R.P.L.S. No. 5345 dated 8-24-2000 and is not to be used to convey title.
- The Surveyor prepared this exhibit without the benefit of a Title Commitment. The surveyor has not abstracted the record title and/or easements of subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
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*M.L. Mitchell*  
**M. L. Mitchell**  
 Registered Professional Land Surveyor  
 Registration No. 2617

**EXHIBIT B**

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City of Grand Prairie, Dallas County, Tx

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K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX





## PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31353

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Connor gave the invocation, commissioner Fisher 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 2, 2019.

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

Item #3-P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.



Item #4-P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

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

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

Item #8-Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #9-Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

Motion was made to approve the minutes of December 2, 2019, approve public hearing consent agenda items P200103, P200106, P200107, S200105, CPA200101, Z200101 and Z200102, and remove case S200101 from the consent agenda to be heard under items for individual consideration.

Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

**File #:** 19-9642      **Version:** 1      **Name:** Z200102 - SF-6 on Avenue C  
**Type:** Ordinance      **Status:** Public Hearing Consent Agenda  
**File created:** 12/10/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

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

Table 1: Adjacent Zoning and Land Uses		
Direction	Zoning	Existing Use
North	SF-4	Single-Family Residences



<b>South</b>	SF-4	Single-Family Residences
<b>West</b>	SF-4	Single-Family Residences
<b>East</b>	SF-4	Single-Family Residences

**PURPOSE OF REQUEST:**

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

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

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

**ZONING REQUIREMENTS**

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

***Dimensional Requirements***

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

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

**VARIANCES:**

None.

**RECOMMENDATION:**

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

On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.

**Body**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOTS 2, 3, & 4, BLOCK B, WARLICK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 2006, 2010 & 2014 AVENUE C, FROM SF-4 SINGLE-**



**FAMILY FOUR RESIDENTIAL DISTRICT TO SF-6 SINGLE-FAMILY SIX RESIDENTIAL DISTRICT; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

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

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 6, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and

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

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

#### **SECTION 1.**

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been



made a part of an Ordinance entitled:

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

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

Description of Land:

Being a Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas, generally located at 2006, 2010 & 2014 Avenue C, and depicted in Exhibit A - Zoning Boundary, incorporated herein by reference;

## **SECTION 2.**

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

## **SECTION 3.**

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

## **SECTION 4.**

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

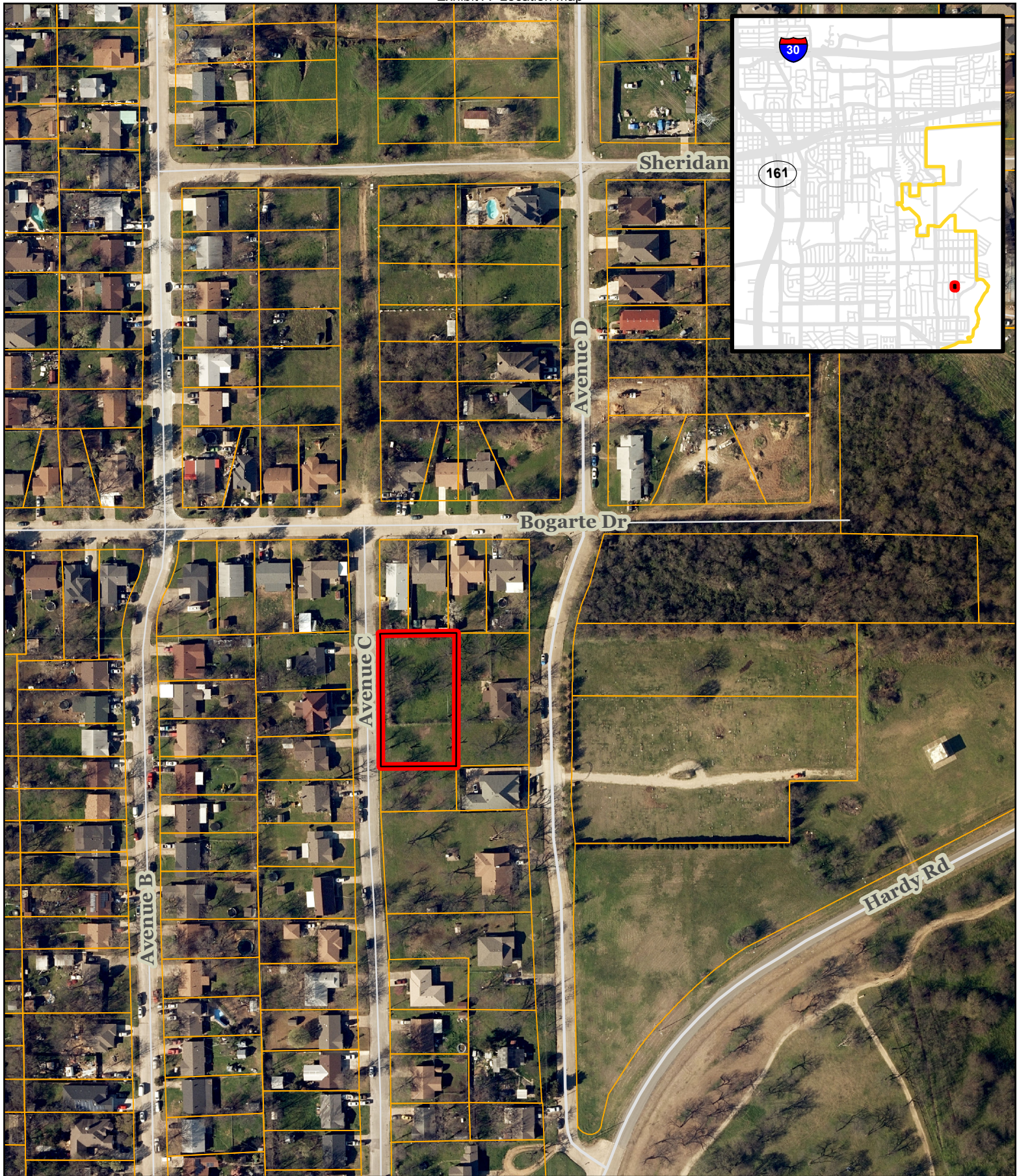
## **SECTION 5.**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21<sup>st</sup> DAY OF JANUARY 2020.**

**ORDINANCE NO.**









**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Connor gave the invocation, commissioner Fisher 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 2, 2019.

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

Item #3-P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.



Item #4-P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

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

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

Item #8-Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #9-Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

Motion was made to approve the minutes of December 2, 2019, approve public hearing consent agenda items P200103, P200106, P200107, S200105, CPA200101, Z200101 and Z200102, and remove case S200101 from the consent agenda to be heard under items for individual consideration.

Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9636	<b>Version:</b>	1	<b>Name:</b>	S200103 - Site Plan - Hamilton HQ
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/10/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Truck Dock Screening.pdf](#)  
[Exhibit F - Appendix F Checklist.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1). Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action



Approve

## Analysis

### **SUMMARY:**

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

### **PURPOSE OF REQUEST:**

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

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

### **ADJACENT LAND USES:**

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

**Table 1: Adjacent Zoning and Land Uses**

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

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

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

### **ZONING REQUIREMENTS:**

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

#### *Density and Dimensional Requirements*

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

**Table 2: Site Data Summary**

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



Min. Lot Area (Sq. Ft.)	15,000	206,411	Yes
Min. Lot Width (Ft.)	100	265.58	Yes
Min. Lot Depth (Ft.)	150	437.33	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	50	35	Yes
Max. Floor Area Ratio	1:1	0.19:1	Yes

---

### *Parking*

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

**Table 3: Required Parking**

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

---

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

### *Landscape and Screening*

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

**Table 4: Landscape & Screening Requirements**

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

---

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

## **APPENDIX F STANDARDS:**

### *Building Design*

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

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



elevations do not meet the window requirements.

**Table 4: Windows**

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

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

#### *Appendix F Menu Items*

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The applicant has submitted the Appendix F Checklist showing the intended Menu Items.

#### **VARIANCES:**

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

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

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

#### **RECOMMENDATION:**

The Planning and Zoning Commission voted 8-0 to recommend approval with the condition that the applicant replat the property prior to construction.

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



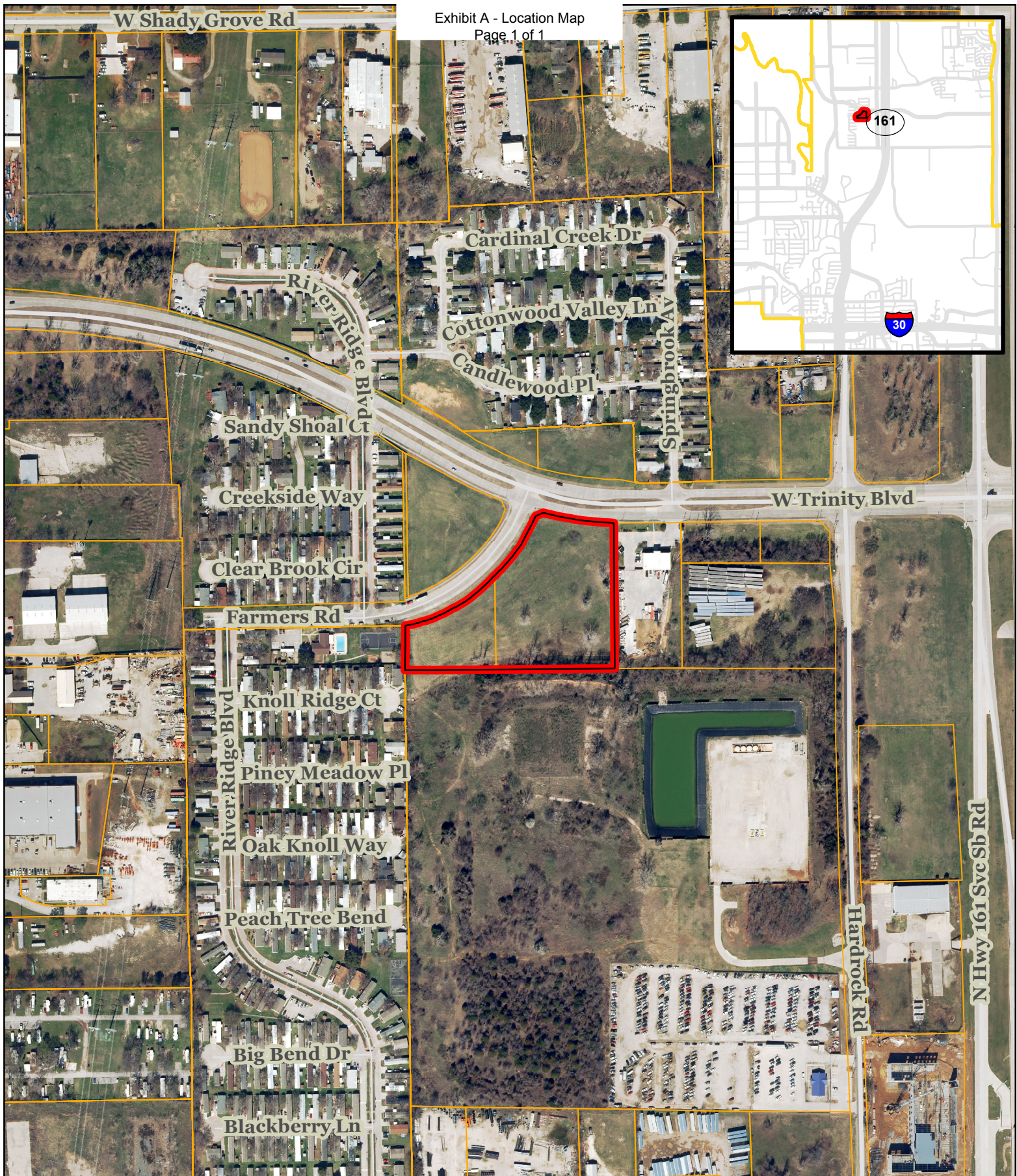
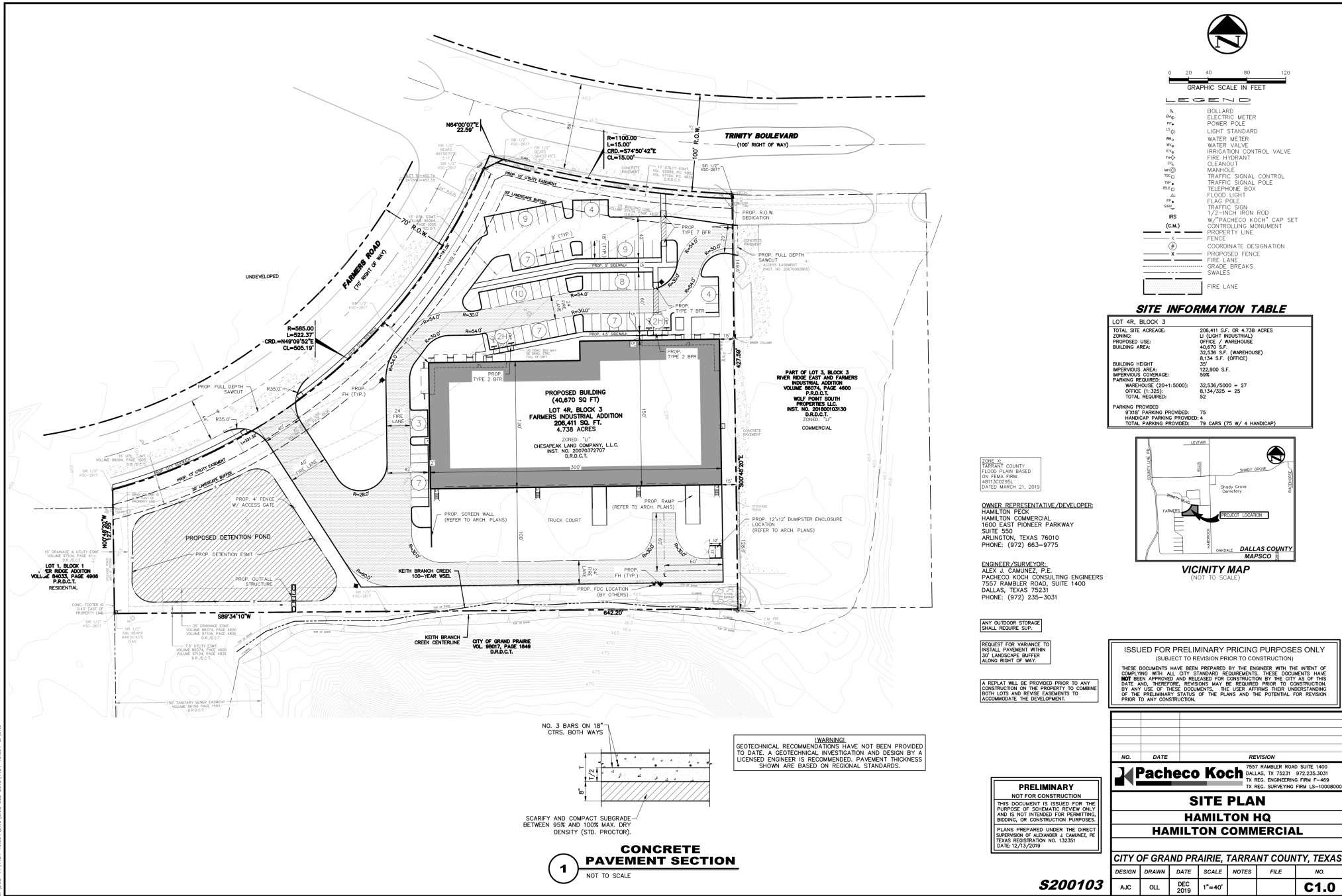




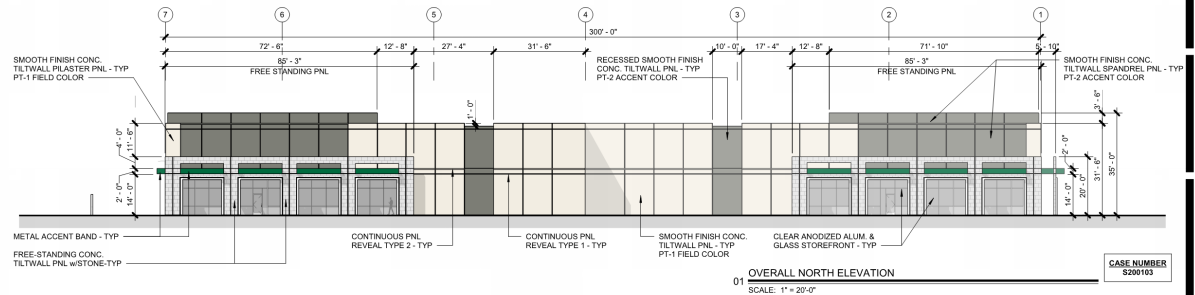
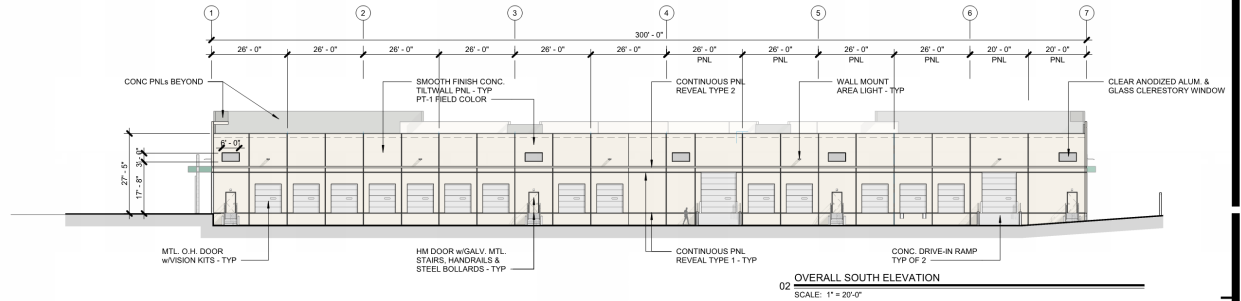
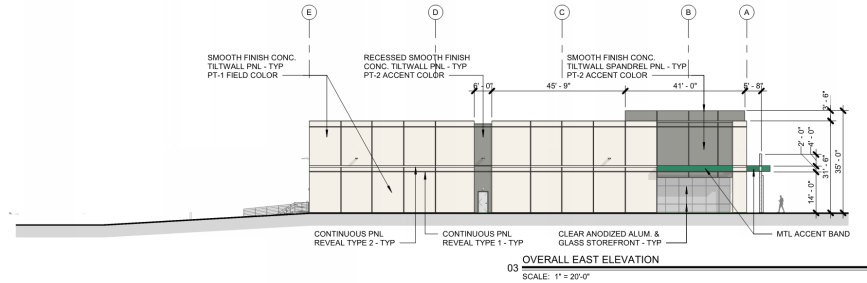
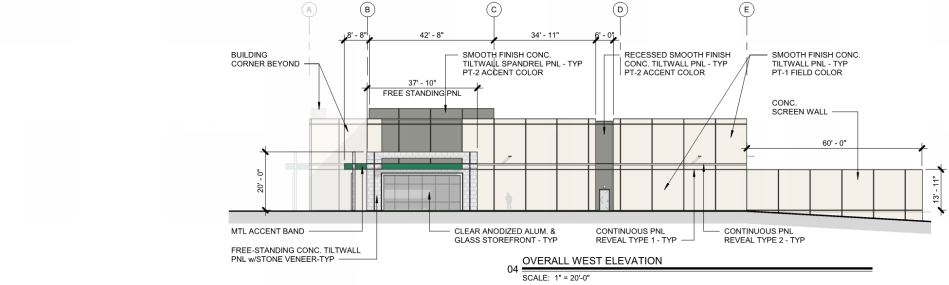
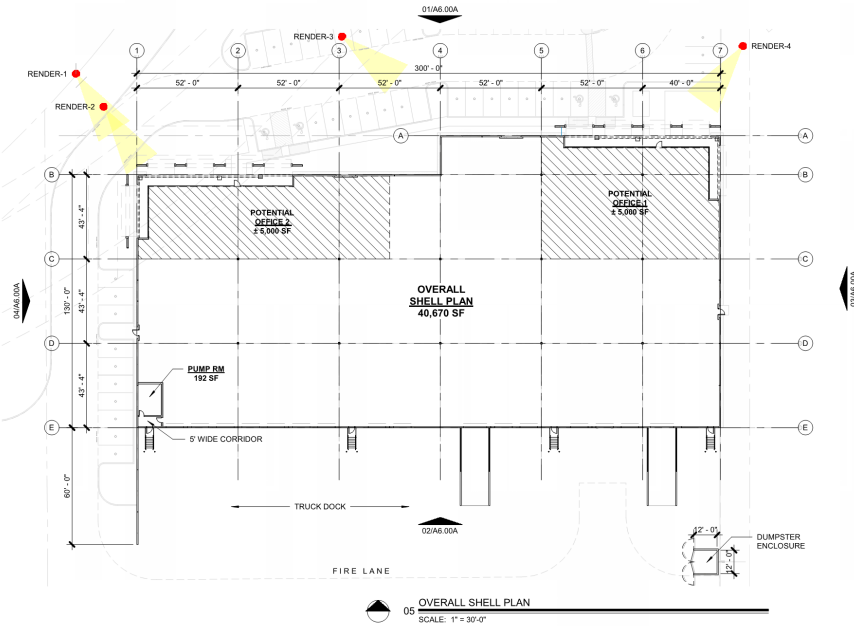
Exhibit B - Site Plan  
Page 1 of 1





# Exhibit C - Building Elevations

## Page 1 of 5



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS	
**BASE STANDARDS   MENU ITEMS IN COMPLIANCE**	
SECTION 7 - BUILDING DESIGN	
C. BASE STANDARDS (F-17)	
1. 1   2   3-a   4   5   10   11	
D. Menu Items (Select at Least Six) (F-20)	
1   2   4   5   6   8   10   12	
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS	
**REQUESTED VARIANCES**	
SECTION 7 - BUILDING DESIGN	
C. BASE STANDARDS (F-18)	
3-a. PROVIDING 12.3% STONE AREA FOR ALL PRIMARY FACADES	
7. A 3' BUFFER WOULD ENCROACH ON DRAINAGE & UTILITY EASEMENTS	
8. PROVIDING 14.8% WINDOW AREA FOR ALL PRIMARY FACADES & 8.9% ON SECONDARY FACADES	
9. PROVIDING 14.8% OF WINDOW AREA FOR FACADES THAT FACE STREETS	
SECTION 11 - MISCELLANEOUS REQUIREMENTS	
C. Screening of Garage Bay Doors (F-31)	
3. STANDARD VISION KIT PROVIDED FOR OPERATIONAL USES	

ELEVATION + MATERIAL CALCS			
BUILDING HEIGHT = 35'-0" ONE STORY			
PRIMARY FACADES		SECONDARY FACADES	
<b>WEST ELEVATION</b>		<b>EAST ELEVATION</b>	
TOTAL FACADE AREA = 4,269.02	100%	TOTAL FACADE AREA = 4,892.91 SF	100%
• CONCRETE TILT WALL = 3,544.21	83.0%	• CONCRETE TILT WALL = 4,467.62	91.2%
• GLASS = 322.05 SF	7.55%	• GLASS = 322.00 SF	6.6%
• STONE = 312.59	7.33%	• STONE = 10.25 SF	0.36%
• MTL ACCENT = 69.22	1.63%	• MTL ACCENT = 66.04 SF	1.4%
• HM DOORS = 21.00	0.49%	• HM DOORS = 21 SF	0.44%
<b>NORTH ELEVATION</b>		<b>SOUTH ELEVATION</b>	
TOTAL FACADE AREA = 9,970.06 SF	100%	TOTAL FACADE AREA = 9,379.18 SF	100%
• CONCRETE TILT WALL = 6,484.25 SF	65.1%	• CONCRETE TILT WALL = 7,687.18 SF	82.0%
• GLASS = 1,794.57	17.8%	• GLASS = 950.00 SF	10.1%
• STONE = 1,440.77 SF	14.5%	• HM DOORS + O.H. DOORS = 1,602.00 SF	17.0%
• MTL ACCENT = 261.04 SF	2.6%		

MATERIAL LEGEND	
	PT-1 FIELD SHERWIN-WILLIAMS (SW 7556)
	PT-2 ACCENT SHERWIN-WILLIAMS (SW 7060)
	CORONADO STONE (GETTYSTONE SILVERASH LARGE)
	MTL ACCENT (FOREST GREEN COLOR)
	GLASS (SOLARBAN OPTIGRAY)

REVISIONS  
1 SITE APPROVAL 11/19/19  
2 SITE APPROVAL 12/13/19

HAMILTON HQ  
EAST TRINITY BOULEVARD  
GRAND PRAIRIE, TX

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



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

**A6.00A**



















Exhibit D - Landscape Plan  
Page 1 of 1













PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERRED THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

IRRIGATION GENERAL NOTES

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

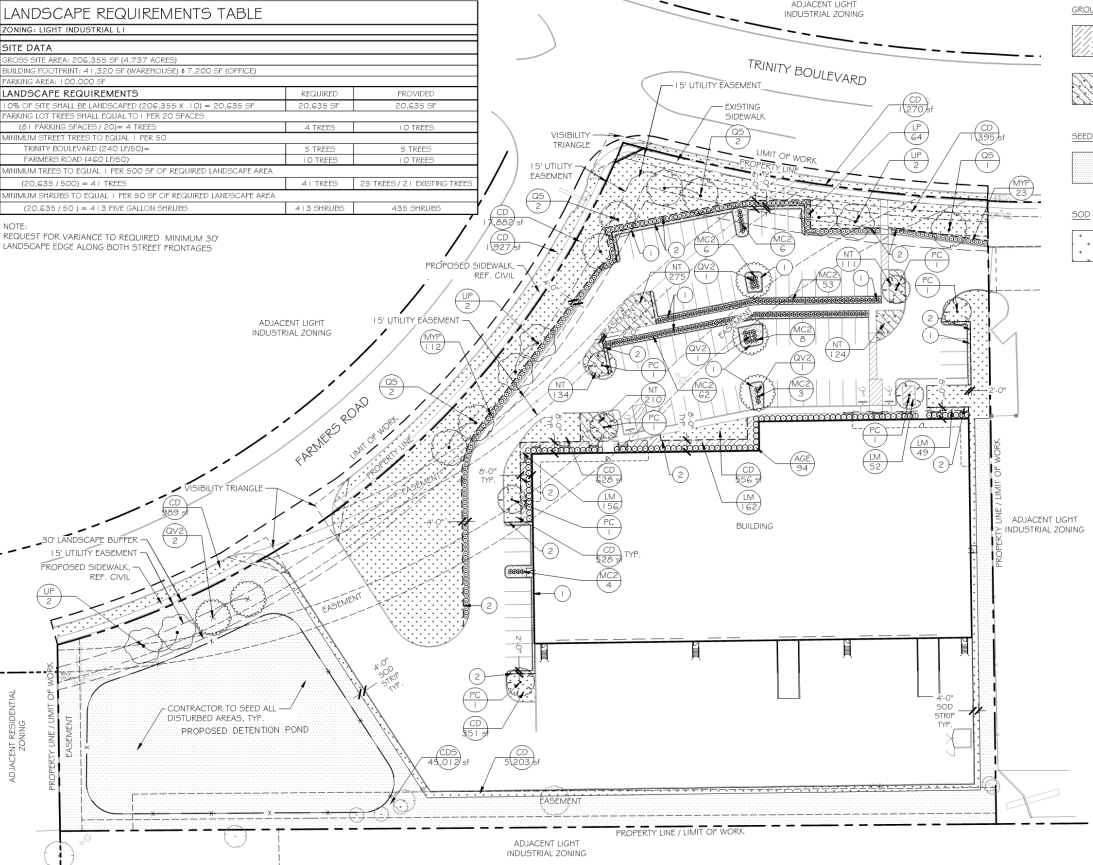
PLANT SCHEDULE

	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE/COND.</u>	<u>REMARKS</u>	
	PC	7	POSTACIA CHINENSIS CHINESE PISTACHE	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 8-9' HT X 3-4' W	
	Q5	7	QUERCUS SHUMARDII SHUMARD RED OAK	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 8-9' HT X 3-4' W	
	QV2	5	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 8-9' HT X 3-4' W	
	UP	6	ULMUS PARVIFOLIA LACEDARK ELM	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 8-9' HT X 3-4' W	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	AGE	94	ABELIA X GRANDIFLORA "EDWARD GOUCHER" GLOSSY ABELIA	5 GAL	48' o.c.	FULL, MATCHING
	LP	64	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER	5 GAL	36' o.c.	FULL, MATCHING
	MC2	142	MUHLBERGIA CAPILLARIS PINK MUHLY	5 GAL	36' o.c.	FULL, MATCHING
	MYP	135	MYRTICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	36' o.c.	FULL, MATCHING
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	LM	419	LIRIOPE MUSCARI "BIG BLUE" LILY TURF	4" POT	18' o.c.	FULL, MATCHING
	NT	854	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	18' o.c.	FULL MATCHING
<u>SEED</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	CD5	46,001 SF	CYNODON DACTYLON BERMUDA GRASS	SEED		HYDROSEED, REFER TO SPECS FOR APPLICATION AND RATES
<u>SOD</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	CD	29,740 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



LANDSCAPE REQUIREMENTS TABLE		
ZONING: LIGHT INDUSTRIAL LI		
SITE DATA		
GROSS SITE AREA: 206,355 SF (4.737 ACRES)		
BUILDING FOOTPRINT: 41,320 SF (WAREHOUSE) 47,200 SF (OFFICE)		
PARKING AREA: 120,000 SF		
LANDSCAPE REQUIREMENTS		
10% OF SITE SHALL BE LANDSCAPED (206,355 X .10) = 20,635 SF	REQUIRED	PROVIDED
PARKING LOT TREES SHALL EQUAL TO 1 PER 20 SPACES	20,635 SF	20,635 SF
(BT) PARKING SPACES / 200 = 1 TREE		
MINIMUM STREET TREES TO EQUAL 1 PER 50	4 TREES	10 TREES
TRINITY BOULEVARD (240 LF/50) =	5 TREES	5 TREES
FARMERS ROAD (460 LF/50) =	10 TREES	10 TREES
MINIMUM TREES TO EQUAL 1 PER 500 SF OF REQUIRED LANDSCAPE AREA		
(20,635 / 500) = 41 TREES	41 TREES	25 TREES / 21 EXISTING TREES
MINIMUM SHRUBS TO EQUAL 1 PER 50 SF OF REQUIRED LANDSCAPE AREA		
(20,635 / 50) = 413 SHRUBS	413 SHRUBS	435 SHRUBS

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



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

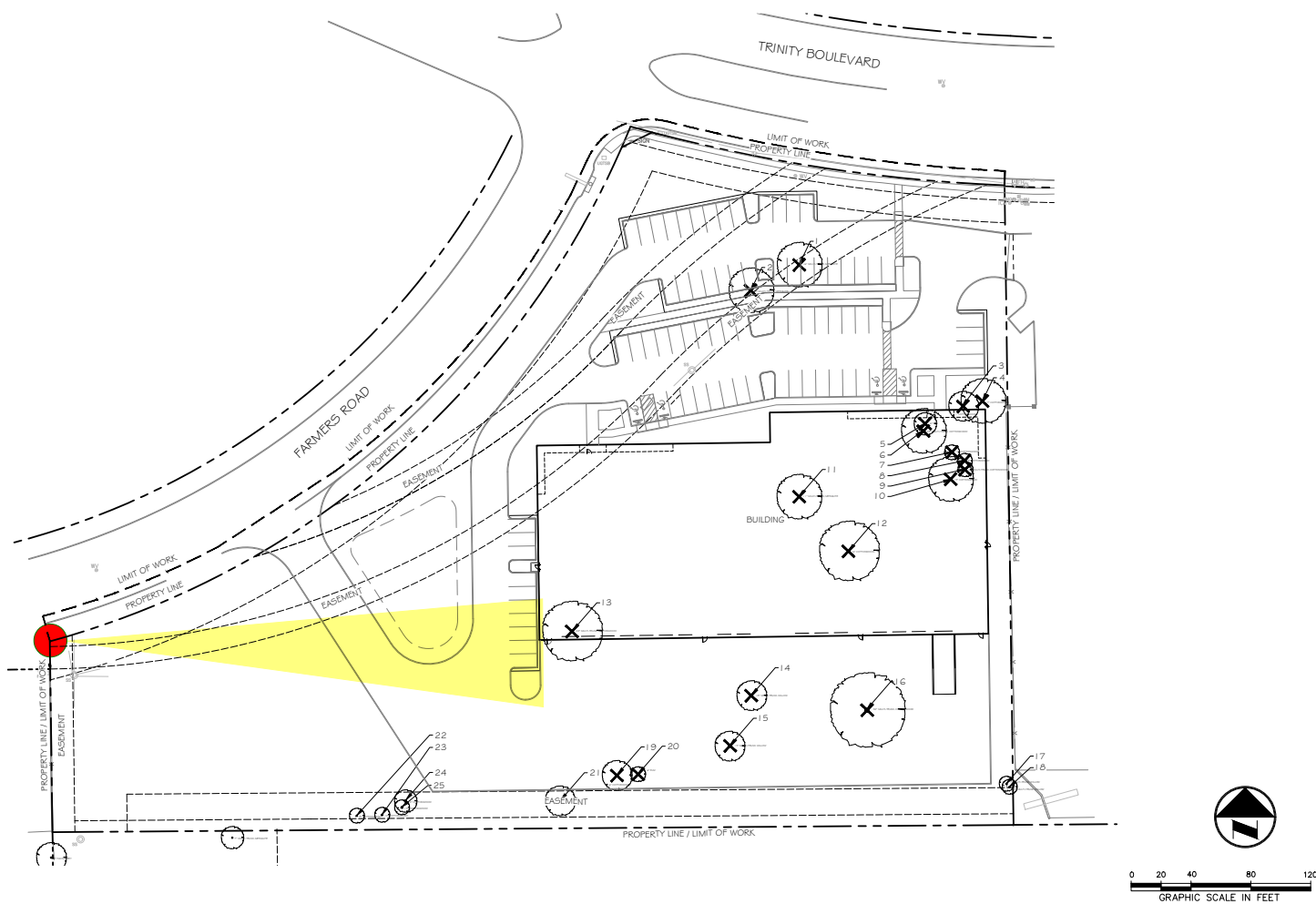
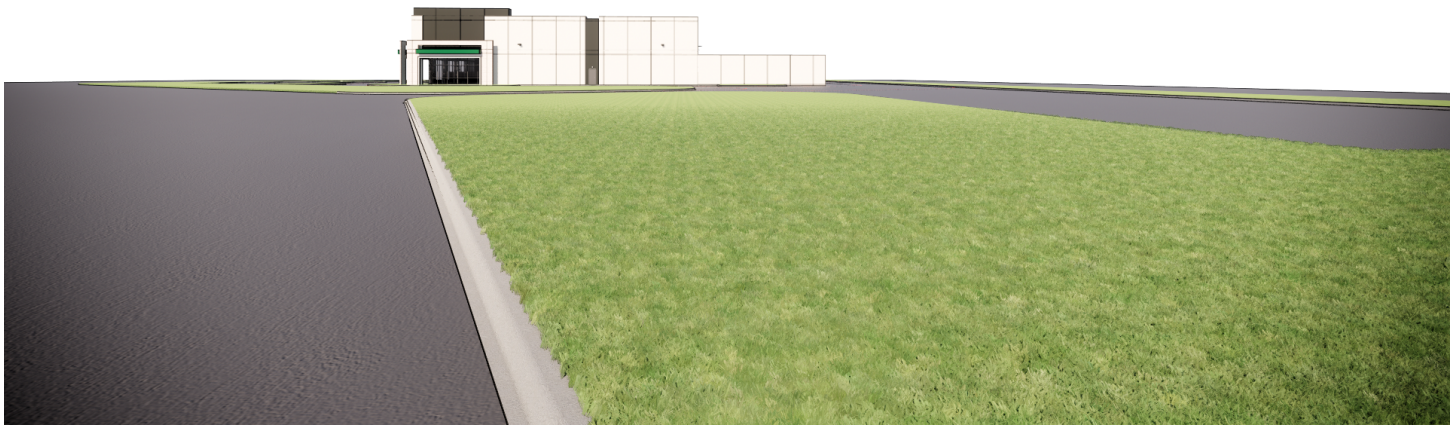
LANDSCAPE ARCHITECT:  
ANNE HARMAN, RLA  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PHONE: (972) 235-3031

INTERIM REVIEW  
THESE DOCUMENTS ARE REVIEWED FOR  
GENERAL REVIEW ONLY. REVIEWER IS  
NOT PROVIDING PROFESSIONAL DESIGN OR  
CONSULTATION.  
DESIGNED: ANNE HARMAN, RLA  
DATE: 9/20/2019  
FILE: 190000000

	12/13/2019	CITY SITE PLAN SUBMITTAL				
	11/19/2019	CITY SITE PLAN SUBMITTAL				
NO.	DATE	ISSUE				
NO.	DATE	REVISION				
		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231   972.235.3031 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-10008000				
<b>LANDSCAPE PLAN</b>						
<b>HAMILTON HQ</b>						
<b>HAMILTON COMMERCIAL</b>						
<b>CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMH	AMH	DEC 2019	AS SHOWN			<b>L1.00</b>

PK FILE: 4454-19.564







## Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

**Instructions:** Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> <li>Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer.</li> <li>Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.</li> </ul> → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> <li>* Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input checked="" type="checkbox"/>	Strategic Parking	Submit on of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.</li> <li>Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.</li> </ul>



		<ul style="list-style-type: none"> <li>• <b>Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space.</b></li> </ul> <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> <li>• Shared parking agreements between different lots/occupants must be in place.</li> </ul>
<b>Building Design (Select at Least Six Menu Items)</b>		
<b>✓ If Selected</b>	<b>Menu Item</b>	<b>Description</b>
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input checked="" type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input checked="" type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input checked="" type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: <b>change in roofline, facade modulation, window</b>



		fenestration patterns, vertical columns, and change in material or texture. → Circle or highlight the proposed items.
<input type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input type="checkbox"/>	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.  * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
<input checked="" type="checkbox"/>	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.
<b>Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)</b>		
<b>✓ If Selected</b>	<b>Menu Item</b>	<b>Description</b>
<input type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input type="checkbox"/>	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input type="checkbox"/>	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input type="checkbox"/>	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (ISWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.



<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input checked="" type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

#### Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

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

#### Menu Item Summary Table

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





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

**ITEM FOR INDIVIDUAL CONSIDERATION:**

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

Ms. Ware stated the applicant intends to construct a 40,670 sq. ft. office/showroom and warehouse on 4.738 acres. Development in a Corridor Overlay District and industrial development require City Council approval of a Site Plan. Development at this location requires City Council approval of a Site Plan because the property is within the SH-161 Corridor Overlay District and intended for industrial use. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code, provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating



proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The site is accessible from Farmers Road and Trinity Blvd via a cross access drive on the adjacent lot. The proposed 40,670 sq. ft. building includes two office areas at the northwest and northeast corners of the building. The Site Plan depicts parking, access drives, a fire lane, and a truck court with loading bays located on the south side of the building. The subject property is zoned LI and within the SH-161 Corridor Overlay District. Since the proposed building is less than 50,000 sq. ft., the standards in Appendix F: Corridor Overlay Districts apply instead of Appendix X: Industrial Development Standards. Development is subject to the LI standards in the UDC. The proposal meets the density and dimensional requirements. Article 10 of the UDC states that the number of parking spaces cannot exceed 115% of required parking for buildings greater than 30,000 sq. ft. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without approval by City Council and compensatory measures. The proposal includes 79 parking spaces, which is greater than 115% of the parking requirement. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal does not meet all of the landscape and screening requirements. The applicant has agreed to amend the landscaping plan to comply with the requirements. The applicant is using a masonry screening wall to screen the truck docks from view from Farmers Rd. Exhibit E - Truck Dock Screening shows what the view of the screening wall and truck court will look like from Farmers Rd. The exterior building materials include concrete tilt wall in two colors, stone, and metal accent. Appendix F contains two window requirements. The first is that facades shall include windows that equal 50% of the overall vertical surface of all facades or that equal 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The applicant has submitted the Appendix F Checklist showing the intended Menu Items.

Ms. Ware stated the City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. 30 Ft. Landscape Buffer - Appendix F requires a 30 ft. landscape buffer along street frontages. Part of the drive aisle and some of the parking spaces encroach the landscape buffer. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
2. Number of Parking Spaces - Appendix F treats parking calculations as parking maximums instead of minimums. The number of parking spaces exceeds what is allowed. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
3. Articulation on Four Sides - Appendix F requires articulation on all four sides of the building or on three sides of the building with a double row of trees at the rear of the building. The proposal includes articulation on three sides of the building but no double



row of trees. Staff notes that a creek runs along the southern portion of the site which limits the availability of planting area, and that the property immediately to the south is zoned Light Industrial.

4. Overall Windows - Windows must account for 50% of the area of all facades or 50% of the length of all facades. The proposed building elevations do not meet either requirement.
5. Windows for Street-Facing Facades - Windows must account for 30% of the area of street-facing facades. The north and west facades are street-facing facades but do not include 30% windows.

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

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

Hamilton Peck, 2507 Croft Creek Circle, Grand Prairie, TX was present representing the case and to answer questions from the commission. Mr. Peck stated his office is currently in Arlington and would like to move it Grand Prairie, where he lives and is currently developing some properties.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case S200103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

**File #:** 19-9637      **Version:** 1      **Name:** S200104 - Spec's on Ragland Road  
**Type:** Agenda Item      **Status:** Public Hearing Consent Agenda  
**File created:** 12/10/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Site Plan for Spec's, authorizing the construction of a 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Site Plan for Spec's, authorizing the construction of an 11,180 sq. ft. retail building on 1.509 acres. A portion



of Lot 1, Block 1, Prairie Waters-Southgate Development Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd.

### **PURPOSE OF REQUEST:**

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

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

### **ADJACENT LAND USES:**

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

**Table 1: Adjacent Zoning and Land Uses**

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

### **HISTORY:**

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

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

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

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

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

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



**Table 2: Site Data Summary**

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

*Parking*

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

*Landscape and Screening*

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

**Table 3: Landscape & Screening Requirements**

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

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

**APPENDIX F STANDARDS:***Building Design*

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

**Table 4: Windows**

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



Total (Length)	50%	46.44%	No
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*Menu Items*

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets the Appendix F Menu Items requirements.

**Table 5: Appendix F Menu Items**

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

**VARIANCES:**

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

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

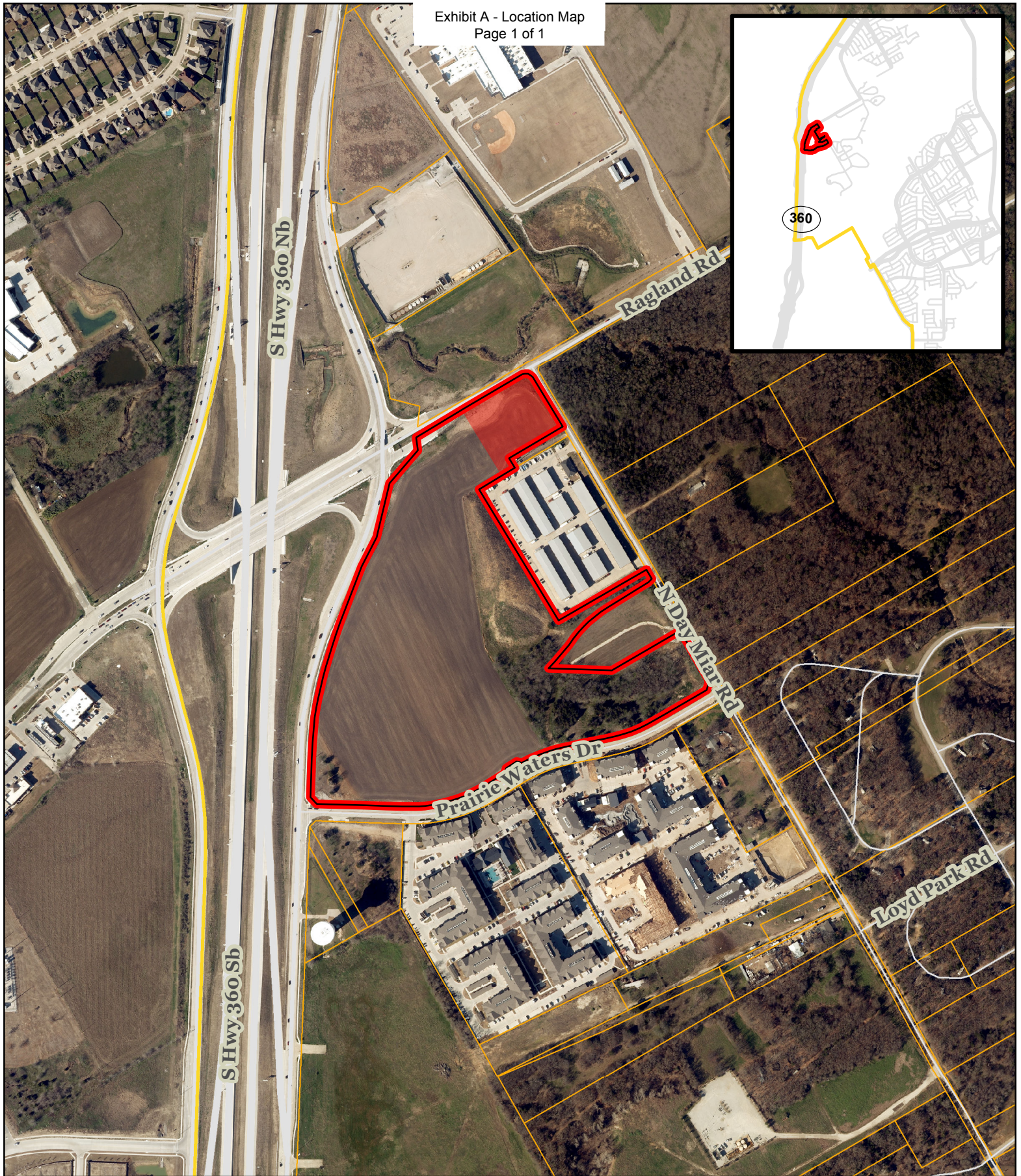
1. Windows on Street-Facing Facades. Appendix F requires that windows account for 30% of street-facing facades. Windows account for 16.58% of the north facade and 6.74% of the east facade when 30% is required. The applicant added windows so that windows account for 31% of the north facade and 31% of the east facade.
2. Total Windows. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 47% of the length of all facades when 50% is required.
3. Roll-Up Door Facing the Street. Garage doors shall not be oriented parallel to a dedicated street. The garage door for the loading bay is parallel to Day Miar Rd.

**RECOMMENDATION:**

The Planning and Zoning Commission voted 8-0 to recommend approval with the conditions that the applicant add windows, move the roll up door to the east facade, and eliminate the compact parking spaces.

Staff recommends that the applicant meet Appendix F.







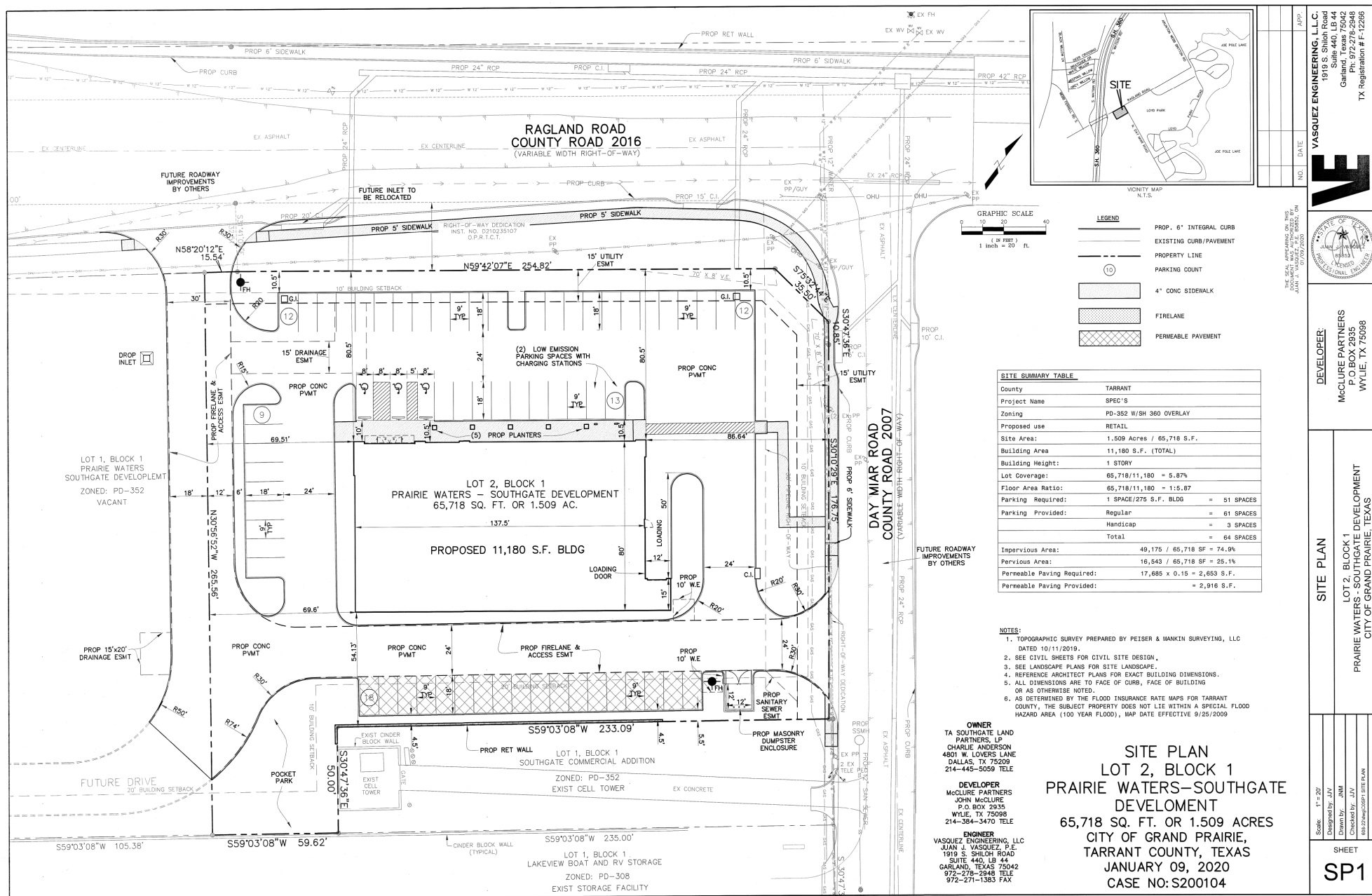


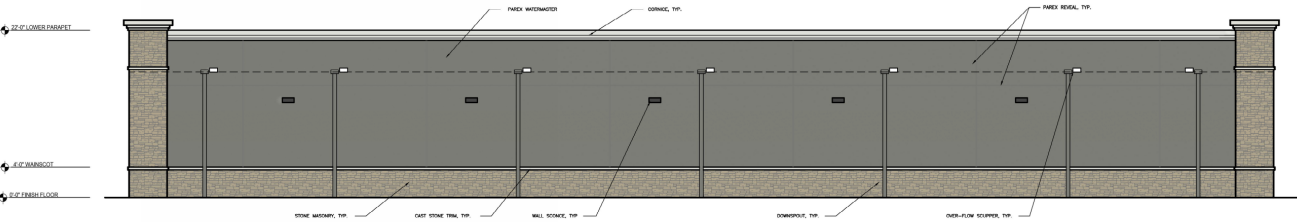


Exhibit C - Building Elevations  
Page 1 of 1

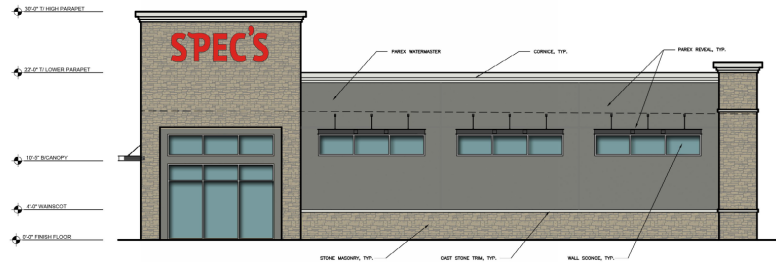
ELEVATION	Facade Area (A)		Area of Openings (B)		Resultant Area A - B = (C)		Primary Masonry (Dark Stucco)		Additional Masonry Light Stone (Wainscot)		Windows (Square Feet)		Windows (Linear Feet)		Meets
	SF	%	SF	%	SF	%	SF	%	SF	%	SF	%	LF	%	
North Primary	3,740		1,150		2,590		851	23%	1,406	38%	1,150	31%	108'-0"	72%	YES
East Primary	1,780		543		1,237		663	37%	443	25%	543	31%	51'-0"	62%	YES
South	3,297		N/A		3,297		2,319	70%	978	30%	N/A		N/A		NO
West	1,568		298		1,650		838	43%	700	36%	298	15%	56'-0"	69%	YES
Totals	10,765		1991		8,774		4,671	43%	3,527	33%	1991	18%	215'-0"	47%	YES



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



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



1 WEST ELEVATION - SCALE 1/8" = 1'-0"



1 EAST ELEVATION - SCALE 1/8" = 1'-0"

SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY.  
CASE NO: S200104



**R** ROGUE  
ARCHITECTS  
513 MAIN STREET, SUITE 300  
FORT WORTH, TEXAS 76102  
817.820.0433 • 817.705.3587 •

**McClure Partners**

PROJECT NAME	McCLURE PARTNERS SPEC'S
DESCRIPTION	EXTERIOR MASONRY FINISHES/STEEL TOWER
PROJECT	1500 S. GARDNER SOUTHWEST GRAND PRINCE, TX
ARCHITECT	JERRY WILLIAMS ARCHITECT PROTOTYPE ISSUE DATE 2019
REVISION	DATE
FIRST ISSUE DATE	03/07/2019

**A2.2**









**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

**ITEM FOR INDIVIDUAL CONSIDERATION:**

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

Ms. Ware stated the applicant is proposing to construct an 11,180 sq. ft. retail store. The proposed store sells packaged alcohol for off-premise consumption and must comply with Chapter 29, Article VIII of the City of Grand Prairie Code of Ordinances. The site will be accessible from Ragland Rd and N Day Miar Rd. The Site Plan includes the 11,180 sq. ft. building, parking, fire lane and access drives, and a loading bay located on the east side of the building. The subject property is zoned PD-352 with a base zoning district of Commercial-One. Development is subject to the standards in PD-352 and the UDC. The proposal meets or exceeds the density and dimensional requirements. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without



approval by City Council and compensatory measures. The proposal includes 67 parking spaces, which exceeds the maximum allowed number of spaces by 26. As a compensatory measure, the applicant is providing 13 reduced size parking spaces reserved for compact cars. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-352. The proposal meets the landscape and screening requirements. Appendix F requires enhanced screening of the parking area along Ragland Rd. The Landscape Plan depicts a 7 ft. wide planting bed with street trees, ornamental trees, and shrubs. This satisfies the requirement for enhanced screening. The exterior building materials include stone and stucco. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets the Appendix F Menu Items requirements.

Ms. Ware noted the City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

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

Ms. Ware stated staff recommends that the applicant meet Appendix F.

Chairperson Spare stated he is not favor of compact car spaces.

Commissioner Carranza asked if staff was in support of the location of the loading docks. Mr. Jones stated the loading dock would be considered a variance they do not meet the requirements of Appendix F.

Commissioner Connor asked what the applicant's response was to staff's conditions. Ms. Ware stated some of the conditions have been address, but there are still some that do not meet the ordinance.

Commissioner Smith asked for the proximity to the school and church. Mr. Jones stated there is a 300 ft. rule and the development is outside the 300 ft. radius.



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

Juan Vasquez with Vasquez Engineering, 1919 S. Shiloh Road, #440, Garland, TX was present representing the case and to answer questions from the commission. Mr. Vasquez stated they have met the distance requirement to the school and church, and they are liquor store and would like to keep the windows towards the top for safety reasons. He said they are willing to add spangle glazing.

Chairperson Spare asked why not put the loading dock doors at the back of the building. Mr. Vasquez said they could face the dock doors onto Day Miar Road and could reduce the compact car spaces.

Charles McClure, 805 N Jackson Street, Wylie, TX was present in support of this request. Stan Haddock, 2405 Kathryn Drive, Heath, TX was present in support of the request.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S200104 as presented by staff, the garage door for the loading bay face east along Day Miar Road, spangle glazing be used to account for the windows requirements, and reduce the number of compact car spaces. The action and vote being recorded as follows:

Motion: Carranza

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

**File #:** 19-9638      **Version:** 1      **Name:** S200105 - Office Warehouse on Warrior Trail  
**Type:** Agenda Item      **Status:** Public Hearing Consent Agenda  
**File created:** 12/10/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve



## Analysis

### SUMMARY:

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

### PURPOSE OF REQUEST:

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

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

### ADJACENT LAND USES:

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

**Table 1: Adjacent Zoning and Land Uses**

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

### PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

### ZONING REQUIREMENTS:

#### *Density and Dimensional Requirements*

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

**Table 2: Site Data Summary**

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



Min. Lot Depth (Ft.)	150	746	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	50	46	Yes
Max. Floor Area Ratio	1:1	0.04:1	Yes

---

### *Parking*

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

**Table 3: Required Parking**

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

---

### *Landscape and Screening*

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

**Table 4: Landscape & Screening Requirements**

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

---

### *Building Materials and Design*

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

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

### **VARIANCES:**

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



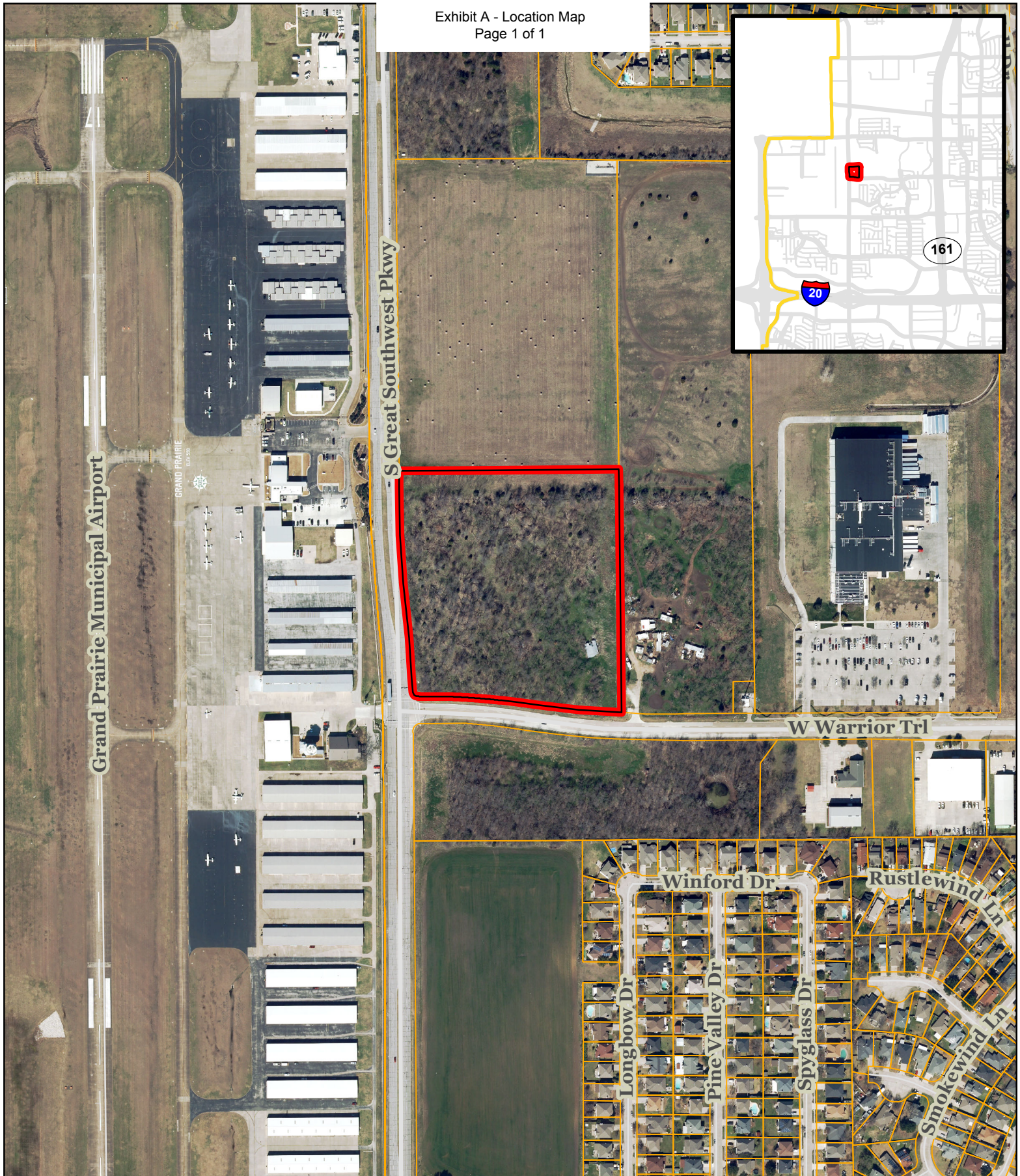
not providing screening near the building foundation.

**RECOMMENDATION:**

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

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










LAND AREA:	457,630 S.F. OR 10.506 ACRES
ZONING:	LI (LIGHT INDUSTRIAL)
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING AREA:	176,670 S.F. (WAREHOUSE)
	8,876 S.F. (OFFICE)
IMPERVIOUS AREA:	335,659 S.F.
IMPERVIOUS COVERAGE:	78%
PARKING REQUIRED:	
WAREHOUSE (20+1:5000):	20+187,794/5000 = 53
OFFICE (1:325):	8,876/325 = 27
TOTAL REQUIRED:	
PARKING PROVIDED	
STREET PARKING PROVIDED:	118
HANDICAP PARKING PROVIDED:	4
TOTAL PARKING PROVIDED:	122 CARS (118 W/ 4 HANDICAP)
12'X30' PARKING PROVIDED:	35

A rectangular stamp with a double border. The text inside reads: **PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
THIS DOCUMENT IS ISSUED FOR THE  
PURPOSE OF SCHEMATIC REVIEW ONLY  
AND IS NOT INTENDED FOR PERMITTING,  
BIDDING, OR CONSTRUCTION PURPOSES.  
PLANS PREPARED UNDER THE DIRECT  
SUPERVISION OF ALEXANDER J. CAMUNE, PE  
TEXAS REGISTRATION NO. 132351  
DATE: 11/19/2019

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

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

NO.	DATE	REVISION	


**Pacheco Koch**  
 7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10080000

**LOT 2, BLOCK 1; 10.506 ACRES**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AJC	OL	DEC 2019	1"=40'			<b>C1.0</b>

GWSW PARKWAY

PROJECT	Project
O.:	Number

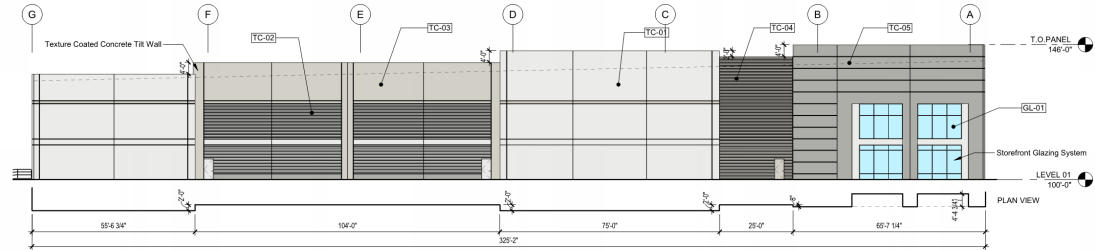


## Page 1 of 1

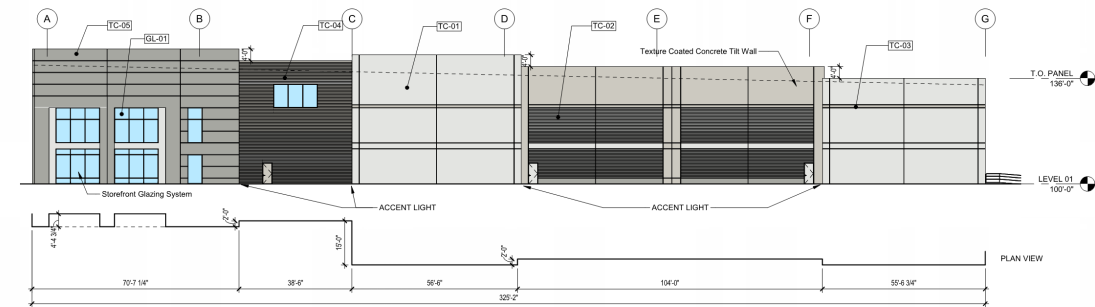
### Material Leyend

MATERIAL PERFORMANCE SCHEDULE										
ELEVATION	TOTAL AREA	OPENINGS AREA	%	RESULTANT AREA	TILT WALL AREA	%	ACCENT MATERIALS AREA	%	PRINCIPAL MATERIAL	MEETS
North	13,528 SF	792 SF	5%	12,736 SF	5,920 SF	44%	8,816 SF	54%	100%	YES
East	22,584 SF	4,959 SF	22%	17,625 SF	16,783 SF	74%	842 SF	4%	100%	YES
South	13,519 SF	1,022 SF	8%	12,497 SF	5,177 SF	38%	7,320 SF	54%	100%	YES
West	23,686 SF	2,688 SF	11%	20,998 SF	8,955 SF	38%	12,043 SF	51%	100%	YES

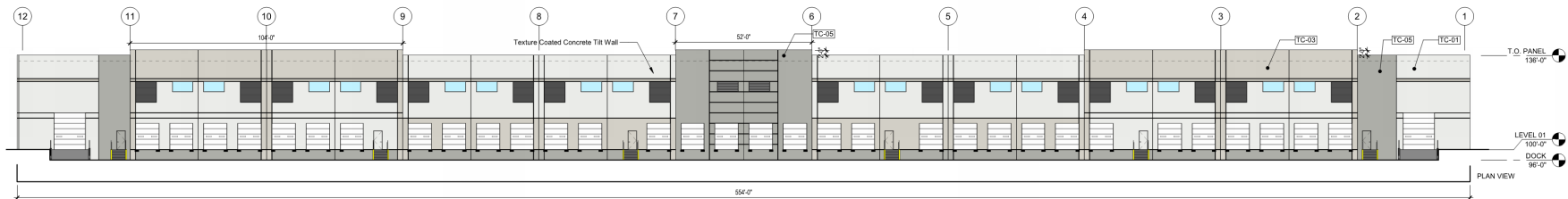
MATERIAL PERCENTAGE SCHEDULE						
STANDARD	TEXT OF REQUIREMENT	CALCULATION OF REQUIREMENT		CALCULATION OF PROVIDED ELEMENT		MEETS
PRIMARY BUILDING FACADE	Appendix 4.2.a.2	Two masonry accent materials, which together comprise at least 50% of the vertical surface area of the facade. Masonry accent material shall consist of brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place (all concrete with minimum 2 inch aggregate), exterior portland cement plaster (stucco) with 3 coats over metal lath or wire mesh lath, and floor cement siding, excluding lap siding; architectural metal panel or engineered wood may substitute for masonry on a maximum of 15% of each facade.	<b>South Facade</b> Total vertical surface area = 1,319 sf Accent mat. = 50% vertical surface area = 6,79.5 sf	<b>South Facade</b> Total vertical surface area = 1,319 sf Accent material provided = 1,320 sf = 54% (tombler and reveals)	Yes	
			<b>West Facade</b> Total vertical surface area = 2,386 sf Accent mat. = 50% vertical surface area = 11,843 sf	<b>West Facade</b> Total vertical surface area = 2,386 sf Accent material provided = 12,043 sf = 51% (tombler and reveals)		
	Appendix 4.2.a.6	Articulation with at least two distinct areas of vertical offset and two distinct areas of horizontal offset at a dimension of at least 15% of the building length. No more than two vertical elements shall be identical in either a horizontal or vertical dimension along any single facade.	Height from finish floor to top parapet = $h = 41'-4"$ Total building length = $554'-0"$ Horizontal offset = $15\%$ of wall height $= 41'-4" \times 0.05 = 2'-0"$ Extent = $15\%$ of building length = $554'-0" \times 0.15 = 83'-1"$	<b>Vertical Offset</b> Provided projections = $4'-0" \times 10\%$ $2'-0" = 9\%$ <b>Horizontal Offset</b> Provided projections = $15'-0" \times 30\%$ $5'-0" = 12\%$ $3'-0" = 7.5\%$ $2'-0" = 5\%$	Yes	
	Appendix 4.2.1	Accent lighting along a dimension totaling at least 50% of the length of each facade.	<b>South Facade</b> Total length of facade = $325'-2"$ Extent = 50% of facade length = $162'-7"$ <b>West Facade</b> Total length of facade = $539'-8"$ Extent = 50% of facade length = $269'-10"$ <b>North Facade</b> Total surface area = 13,528 sf Accent mat. = 10% = 25% surface area = 1,353.5 - 3,382.5 <b>East Facade</b> Total surface area = 22,584 sf Accent mat. = 10% = 25% surface area = 2,258.5 - 5,646.5	<b>South Facade</b> Total length of facade = $325'-2"$ Provided extent = $195'-0"$ = 60% <b>West Facade</b> Total length of facade = $539'-8"$ Provided extent = $332'-0"$ = 61.5% <b>North Facade</b> Total surface area = 13,528 sf Accent material provided = 4,519.5 = 33% <b>East Facade (Dock)</b> Total vertical surface area = 22,584 sf Accent material provided = 842 = 4%	Yes	
SECONDARY BUILDING FACADE	Appendix 4.4.a	Masonry accent material or accent color within an area comprising 10% to 25% of the area of the facade.	<b>West Facade</b> Total surface area = 13,528 sf Accent mat. = 10% = 25% surface area = 1,353.5 - 3,382.5 <b>East Facade</b> Total surface area = 22,584 sf Accent mat. = 10% = 25% surface area = 2,258.5 - 5,646.5	<b>West Facade</b> Total length of facade = $539'-8"$ Provided extent = $332'-0"$ = 61.5% <b>North Facade</b> Total surface area = 13,528 sf Accent material provided = 4,519.5 = 33% <b>East Facade (Dock)</b> Total vertical surface area = 22,584 sf Accent material provided = 842 = 4%	Yes	
	Appendix 4.4.d	Articulation with at least two areas of vertical offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length.	Height from finish floor to top parapet = $h = 41'-4"$ Total building length = $554'-0"$ Offset dimension = $5\%$ of wall height = $41'-4" \times 0.05 = 2'-0"$ Extent = $15\%$ of building length = $554'-0" \times 0.15 = 83'-1"$	Provided projections = $4'-0" \times 10\%$ $2'-0" = 9\%$ Provided extent = 104' @ both sides projections 75 centimeter projection, 65'-7" west corner  Provided extent of East = 207' (52' center projection, 104' @ both sides projections)	Yes	



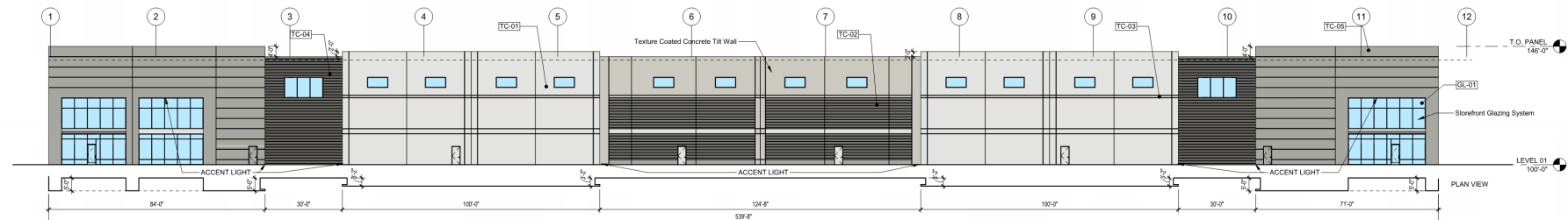
#### 4 North Elevation / Secondary



### 3 South Elevation / Primary



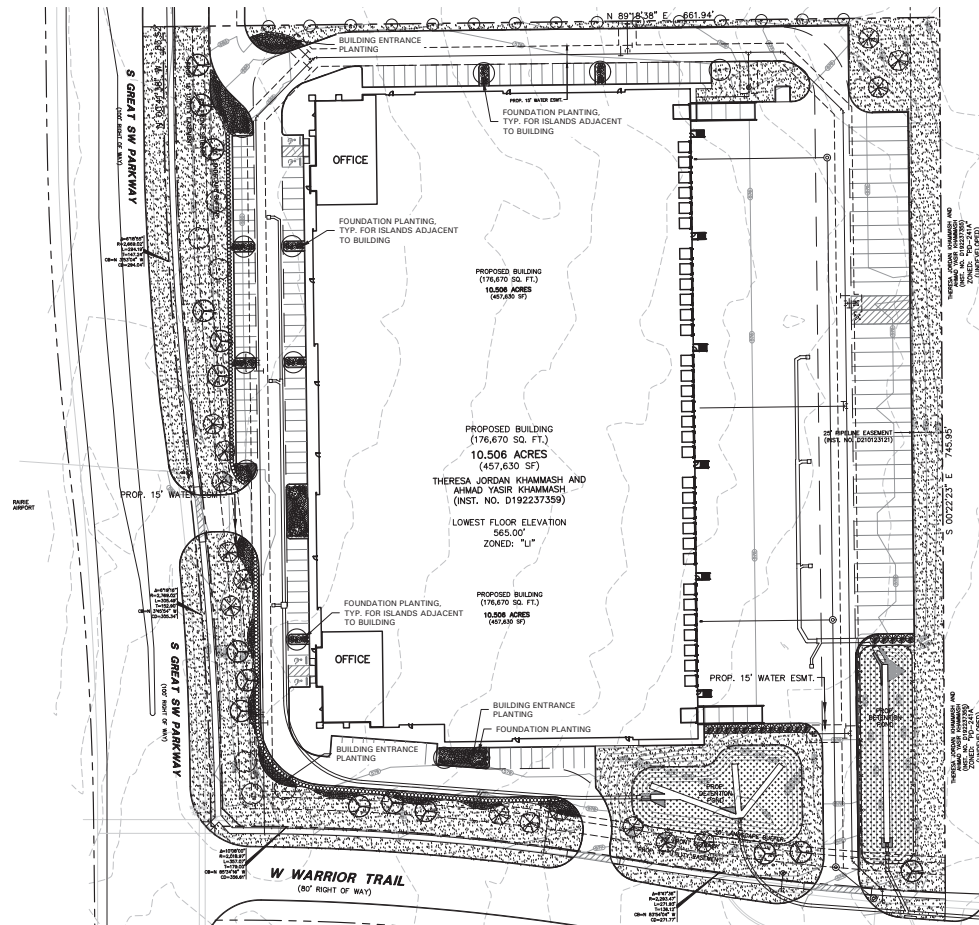
## 2 East Elevation / Secondary



**1 West Elevation / Primary**  
Scale: 1" = 20'-0"



## Page 1 of 4



1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT. ANY CONFLICTS BETWEEN CONTRACTOR SHALL BE RESOLVED BY CONTRACTOR. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO BE PLANTED WITHIN 5" BELOW FINISHED GRADE. PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE FINISHED WITH STEEL GRASSING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS. CURBS SHALL BE INSTALLED TO PROTECT PLANTING BEDS AT ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULK SHALL BE 12" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD OR SEEDING. GRASS, UNLESS OTHERWISE NOTED ON DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH SCHEDULING CONTROLLER AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE MAINTAINED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICE FOR ALL MATERIALS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.

2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TREES, LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

## PRIMARY FACADE

1. ARTICULATION (4.2E)
2. ACCENT MATERIALS (4.2A)

3. ACCENT LIGHTING (4.2F)
- SECONDARY FACADE
1. ARTICULATION (4.4D)
2. MASONRY ACCENT MATERIALS (4.4A)

	SYMBOL	BOTANICAL NAME TREES
	BC	<i>Taxodium distichum</i>
	CM	<i>Lagerstroemia indica</i>
	ERC	<i>Juniperus virginiana</i>
	LE	<i>Ulmus parvifolia</i> 'Sax'
	LO	<i>Quercus virginica</i>
	SO	<i>Quercus shumardii</i>
	AB	SHRUBS/GROUNDCOVER <i>Abelia grandifolia</i>
	AN	<i>Juniperus tobinii</i> 'Aurea'
	CH	<i>Ilex cornuta</i> 'Carnea'
	DBH	<i>Ilex cornuta</i> 'Dwarf'
	GM	<i>Muhlenbergia capillaris</i>
	LIR	<i>Liriodendron tulipifera</i>

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.

3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL MAINTAIN EXISTING SLOPES AND DRAINAGE PATTERNS TO REMAIN. CONTRACTOR SHALL GRASS AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND MAINTAIN GRASS IN GRASS AREAS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE MAINTAINED BY THE LANDSCAPE ARCHITECT OR THE LANDSCAPE MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, ROOTS, TREE CLUSTERS, CONCRETE SPOTS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND LARGER AREAS TO BE LAWN. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOISTURE, WATERING, WEEDING, CLEANING, CLEANING, CLEANING, CLEANING, CLEANING, BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ALL TURF GRASS AREAS. CONSIDERABLE TURF GRASS REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.

2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

## SITE LANDSCAPE REQUIREMENTS

1. 10% of the overall size of the platted lot shall be landscaped

2. One (1) tree, 3" cal., per 500 s.f. of required landscape area.
3. One (1) shrub for each 50 s.f. of required landscape area.
4. 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
5. All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 456,962 s.f. (10.49 acres)  
ROW Dedication/Easements: 42,663 s.f.  
Net Site Area: 414,299 s.f. (9.51 acres)  
Overall Building Dimension: 178,141 s.f.

Required	Provided
41,430 s.f. (10%)	65,510 s.f. (16%)
(83) trees, 3" cal.	(83) trees, 3" cal.
(830) shrubs	(1,018) shrubs
1,781 s.f. (1%)	2,243 s.f. (1%)
Foundation Planting	Foundation Planting

1. Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a

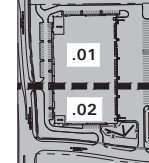
- 36" ht. berm, living screen, masonry wall, or combination.
  - Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.
- INTERNAL PARKING LOT REQUIREMENTS**
- No parking space shall be further than 100' from a tree.
  - No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
  - One (1) tree, 3" cal., for every 20 parking spaces.

Required	Provided
(6) trees, 2" cal	(6) trees, 2" cal

- KEY MAP**  
SCALE: 1" = 300'

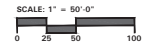
SCALE: 1" = 300'

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CASE #: S200105

4245 North Central Expressway  
Suite 501  
Dallas, Texas 75205  
214.895.7192

**ALLIANCE**  
ARCHITECTS

1600 N. Collins Blvd., Suite  
1000  
Richardson, Texas 75080  
Ph: (972) 233-0400



01/03/

Warrior Trail

SW PARKWAY

### DRAWING RECORD

Date	Description
13.19	City Comments

[illegible]

**L1.00**



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**ALLIANCE**  
ARCHITECTS  
1800 N. Collins Blvd., Suite  
1000  
Richardson, Texas 75080  
PH: (972) 233-0400



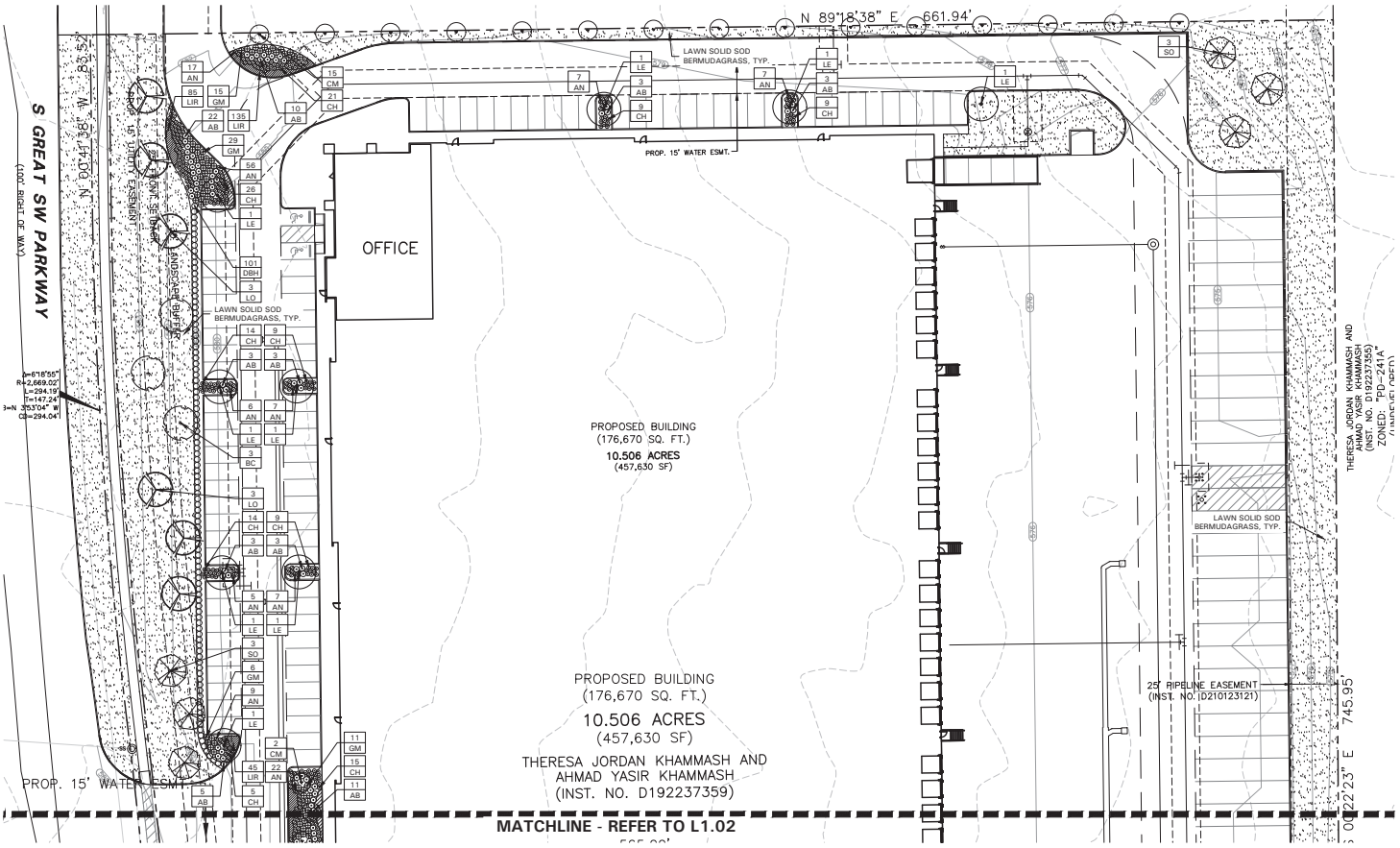
Warrior Trail  
GSW PARKWAY

LANDSCAPE  
PLAN

DRAWING RECORD

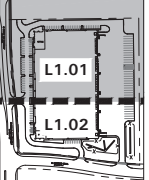
Date	Description
12-13-15	City Comments
01-03-20	City Comments

**L1.01**  
PROJECT  
NO.:  
Project  
Number

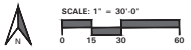


- PLANT LEGEND**
- | SYMBOL | COMMON NAME               |
|--------|---------------------------|
| ●-AB   | Dwarf Abelia 'Rose Creek' |
| ●-AN   | Andorra Juniper           |
| ●-BC   | Bald Cypress              |
| ●-CH   | Carissa Holly             |
| ●-CM   | Crape Myrtle 'Natchez'    |
| ●-DBH  | Dwarf Burford Holly       |
| ●-ERC  | Eastern Redcedar          |
| ●-GM   | Gulf Muhly                |
| ●-LE   | Lacebark Elm              |
| ●-LIR  | Liriodendron 'Big Blue'   |
| ●-LO   | Live Oak                  |
| ●-SO   | Shumard Red Oak           |
- REFER TO L1.00 FOR PLANT LIST

KEY MAP  
SCALE: 1" = 300'



CASE #: S200105  
4245 North Central Expressway  
Suite 300  
Dallas, Texas 75205  
214.888.7182















**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Connor gave the invocation, commissioner Fisher 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 2, 2019.

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

Item #3-P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.



Item #4-P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

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

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

Item #8-Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #9-Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

Motion was made to approve the minutes of December 2, 2019, approve public hearing consent agenda items P200103, P200106, P200107, S200105, CPA200101, Z200101 and Z200102, and remove case S200101 from the consent agenda to be heard under items for individual consideration.

Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9639	<b>Version:</b>	1	<b>Name:</b>	S200106 - Twin Peaks at Epic West Towne Crossing
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/10/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Location Map</a> <a href="#">Exhibit B - Site Plan</a> <a href="#">Exhibit C - Elevations</a> <a href="#">Exhibit D - Landscape Plan</a> <a href="#">PZ Draft Minutes 01-06-2020.pdf</a>				

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

**From**  
Chris Hartmann

**Title**  
S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Presenter**  
David P. Jones, AICP, Chief City Planner

**Recommended Action**  
Approve

**Analysis**  
**SUMMARY:**



Site Plan for Twin Peaks, an 8,152 sf restaurant on 1.92 acres. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District.

### **PURPOSE OF REQUEST:**

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

### **ADJACENT LAND USES AND ACCESS:**

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

**Table 1: Adjacent Zoning and Land Uses**

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

### **HISTORY:**

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

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

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

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

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

**Table 2: Site Data Summary**

---



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

\*Dumpster in front yard setback due to double frontage lot

### *Landscape and Screening*

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

**Table 3: Landscape & Screening Requirements**

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

### *Building Design*

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

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

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

**Table 5: Covered Walkways (min. 25%)**

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

**Table 6: Menu Items (min. 6 required)**

Materials Mix 60% or less  
Color Contrast  
Articulated Public Entrance



Articulation Elements  
Canopy Variation  
Enhanced Windows

### **VARIANCES:**

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

### **RECOMMENDATION:**

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







## Exhibit B - Site Plan

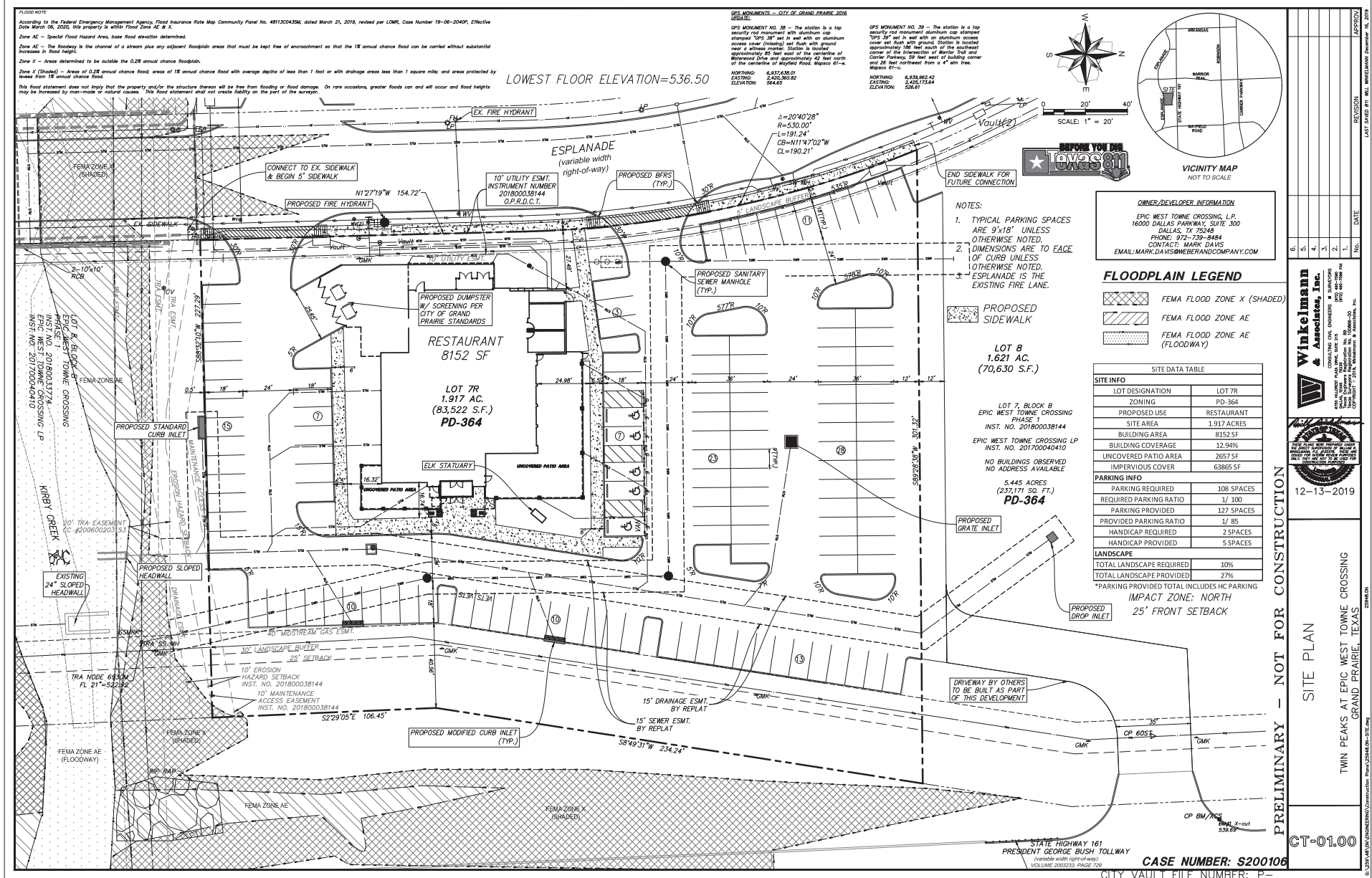
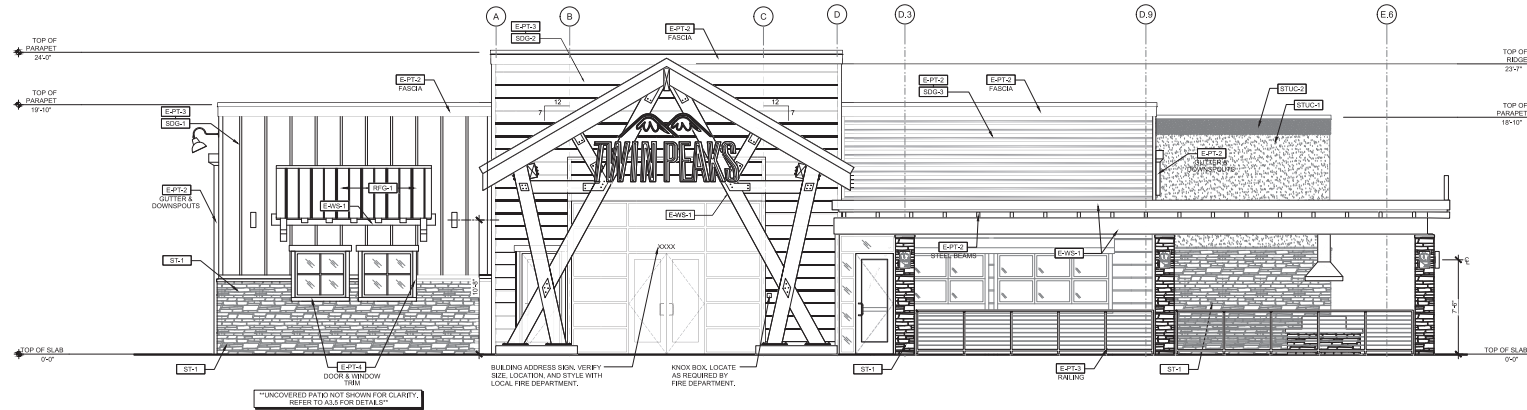
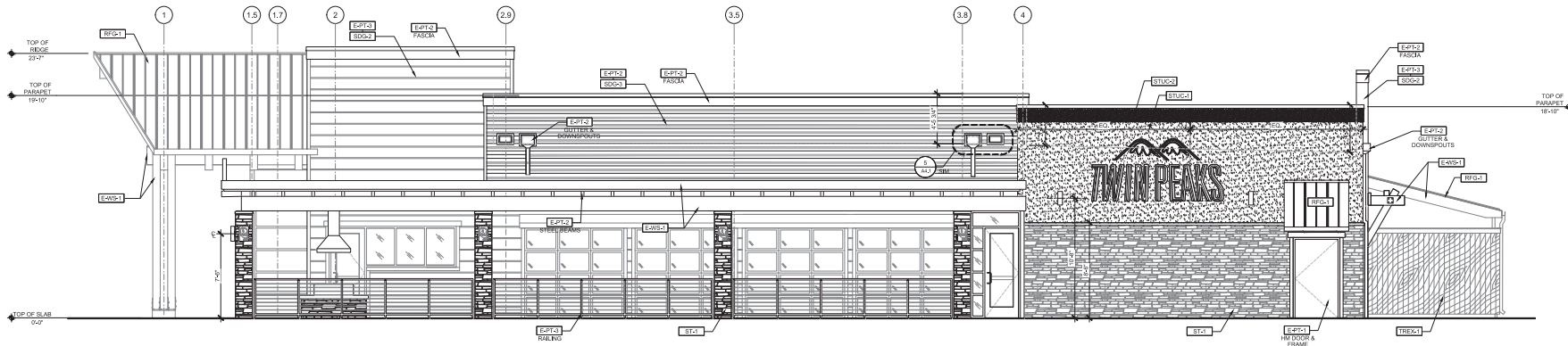




Exhibit C - Elevations  
Page 1 of 2



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



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

EXTERIOR FINISH SCHEDULE

REG-1	STANDING SEAM PREFINISHED ROOFING SYSTEM ON FELT - METAL ROOFING PANEL, 30" CRAFT HARTFORD GREEN KYNAR 500 OR HYL OR 5000 FINISH.
REG-2	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRALY 170 SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION.
REG-3	SYNTHETIC STONE SYSTEM - EASTERN MOUNTAIN LEDGE 'CHARIS' BY CORDONARO STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. INSTALL PER R.C. EVALUATION REPORT ESR-2692.
STUC-1	STUCCO SYSTEM, PAINTED - SW 6102 'PORTABELLO', FLAT LIGHT SAND FINISH.
STUC-2	STUCCO SYSTEM, PAINTED - SW 6085 'HUNT CLUB', FLAT LIGHT SAND FINISH.
EPT-1	SHERWIN WILLIAMS: SW 6102 'PORTABELLO', FLAT.
EPT-2	SHERWIN WILLIAMS: SW 6085 'HUNT CLUB', FLAT.
EPT-3	SHERWIN WILLIAMS: SW 61104 'KAFFEE', FLAT.
EPT-4	SHERWIN WILLIAMS: SW 6085 'HEARTHROSE', FLAT.
SDS-1	HARDE PANEL, VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS. JH45-20 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDS-2	HARDE PLANK HORIZONTAL FIBER CEMENT SIDING WITH HORIZONTAL ALUMINUM CHANNING, REGLET. JH45-20 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDS-3	MIC 1 P WALL PANEL SYSTEM - DESIGNER SERIES 18" FLUTED PANEL SYSTEM 22 GA. SMOOTH FINISH.
EWS-1	FLOOD: 60WF-JV5 'CHESTNUT', (OIL BASED STAIN)
FIB-2	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR 'BLACK'.
TREX-1	TREX ENHANCE NATURALS COMPOSITE DECK BOARD COLOR: 'TOASTED SAND'.

A4 SERIES GENERAL NOTES

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

Seal

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Project

**TWIN PEAKS**  
BATS • BEANS • SCenic VIEWS

TBD S. Highway 161  
Grand Prairie, TX 75052

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

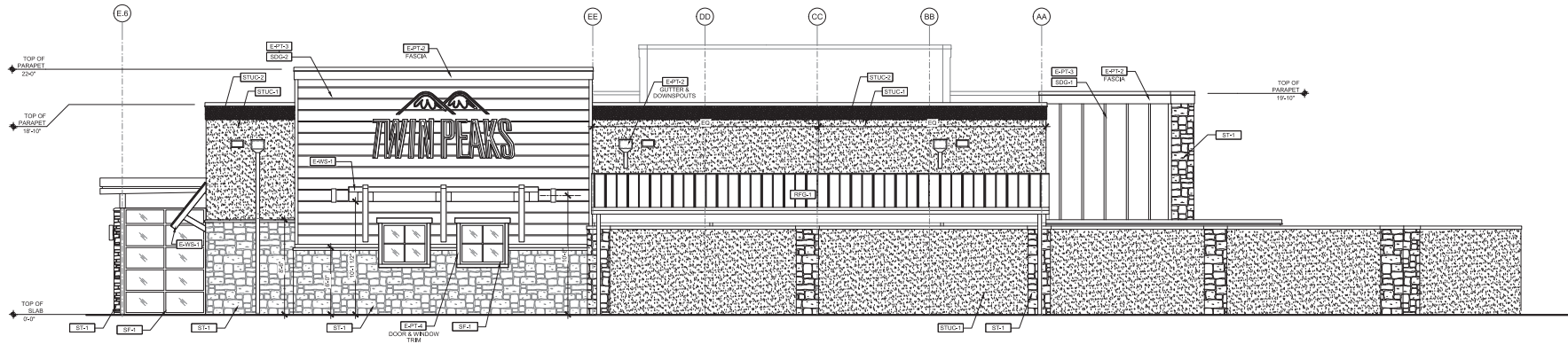
Revisions

Drawing  
Exterior Elevations

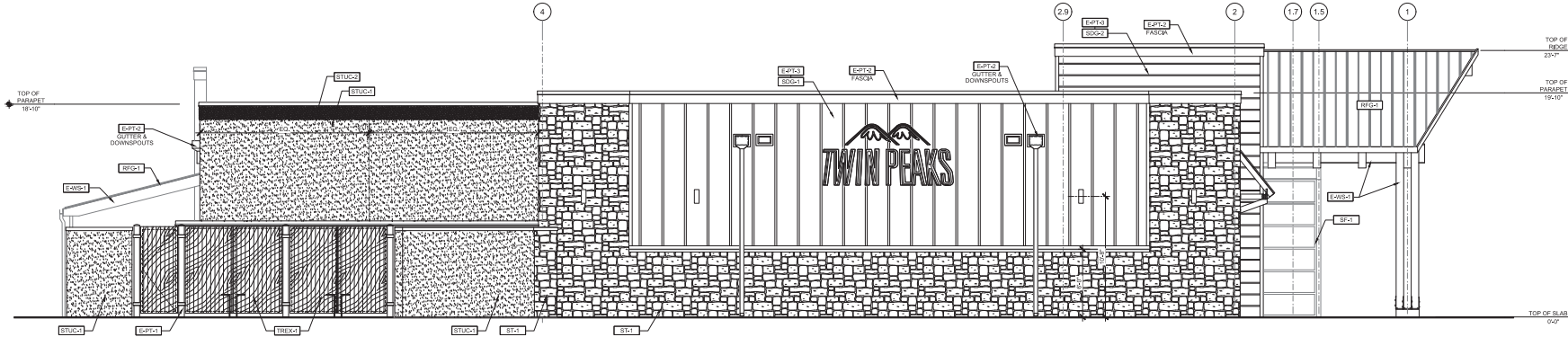
CASE #S200106

A4.1





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



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

EXTERIOR FINISH SCHEDULE

RFSP-1	STANDING SEAM PREFINISHED ROOFING SYSTEM ON FELT - METAL - BERRIDGE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL, 36" CRIMP, HARTFORD GREEN KYNAR 500 OR HYL OR 5005 FINISH.
RFSP-2	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRAPLY TWO SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION.
ST-1	BUFF LIMESTONE - LUDERS ROUGHBACK THIN VENEER STONE AS MANUFACTURED BY WEDDER ENTERPRISES, LTD. SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. RANDOM CROPPED PATTERN TO MATCH DEVELOPMENT.
STUC-1	STUCCO SYSTEM PAINTED - SW 6102 PORTABELLO, FLAT LIGHT SAND FINISH.
STUC-2	STUCCO SYSTEM PAINTED - SW 6488 HUNT CLUB, FLAT LIGHT SAND FINISH.
STUC-3	STUCCO SYSTEM WITH HORIZONTAL REVEALS AT 12" O.C., PAINTED - SW 6488 HUNT CLUB, FLAT, LIGHT SAND FINISH.
E-APT-1	SHERWIN WILLIAMS: SW 6102 PORTABELLO, FLAT.
E-APT-2	SHERWIN WILLIAMS: SW 6488 HUNT CLUB, FLAT.
E-APT-3	SHERWIN WILLIAMS: SW 61104 YAFFEE, FLAT.
E-APT-4	SHERWIN WILLIAMS: SW 6886 HEARTHROSE, FLAT.
SDG-1	HARDE PANEL VERTICAL FIBER CEMENT BOARD SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS. JH40-30 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDG-2	HARDE PLANK HORIZONTAL FIBER CEMENT BOARD WITH HORIZONTAL ALUMINUM CHANNEL, REGLET. JH40-30 FLASHING AND SEALANT TO MATCH FINISH - TYP.
ECOS-1	FLOOD - KOW-JAYS CHESTNUT, (OIL BASED STAIN).
FRP-1	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR BLACK.
	TRX ENHANCE NATURALS COMPOSITE DECK BOARD COLOR: TOASTED SAND.
SP-1	ALUMINUM STOREFRONT - POWDER COAT RAL 3002 'CARMINE RED'

A4 SERIES GENERAL NOTES

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

Seal

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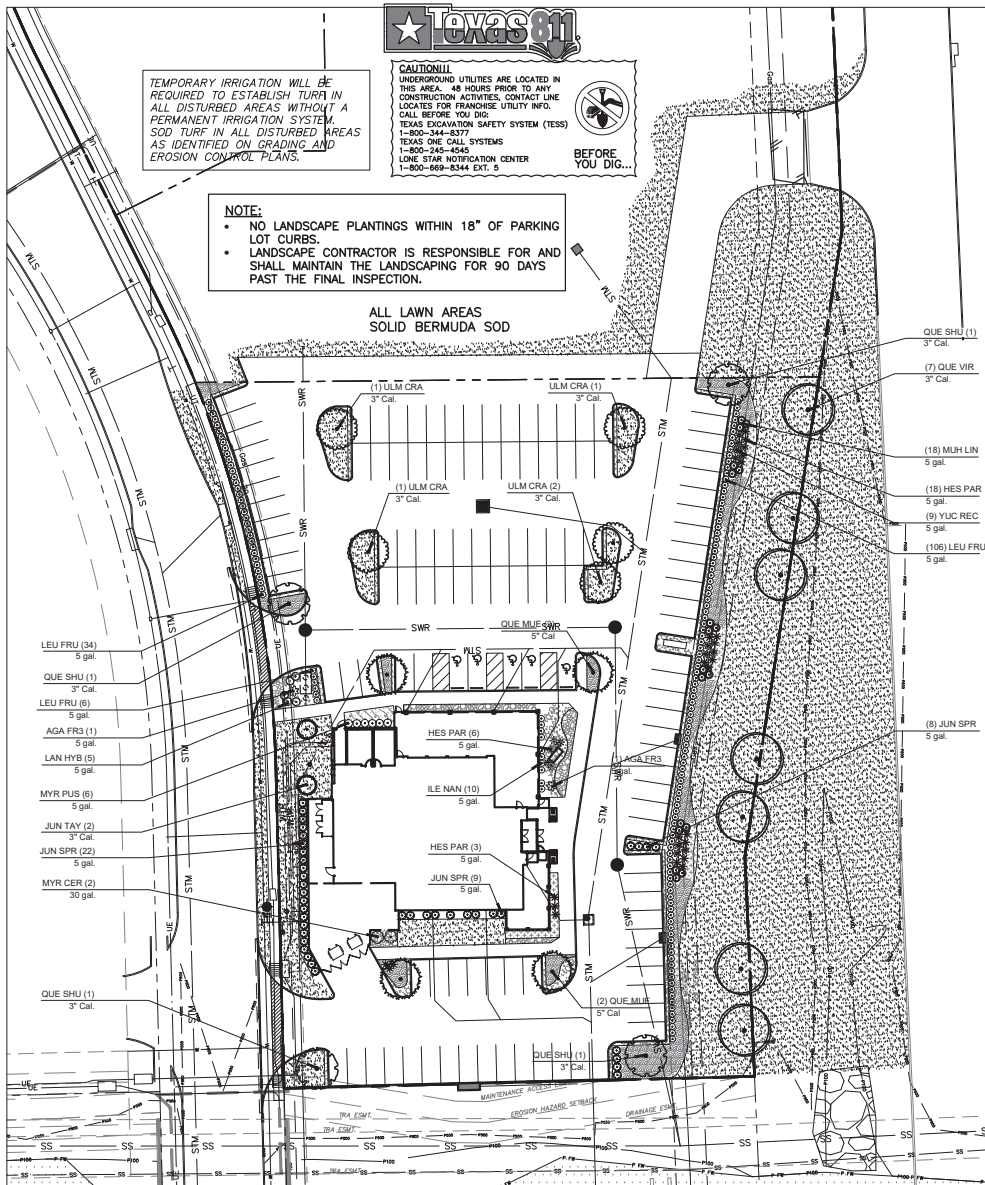
Drawing

Exterior Elevations

A4.2
























## Exhibit D - Landscape Plan



## PLANTING NOTES:

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

### PLANT SCHEDULE

<b>TREES</b>	<b>CODE</b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>SIZE</u></b>	<b><u>HEIGHT</u></b>	<b><u>SPACING</u></b>	<b><u>QTY</u></b>	<b><u>REMARKS</u></b>
	AGA FR3	Agave ostifolia 'Frosty Blue'	What's a Tongue Agave	5 gal.	18"-24"	As Shown	2	
	JUN TAY	Juniperus easternis 'Taylor'	Taylor's Eastern Redcedar	3' Cal.	8' Min Ht.	As Shown	2	Single Straight Trunk
	QUE MUE	Quercus muhlenbergii	Chinkapin Oak	5' Cal	12' Height Min	As Shown	4	Single Straight Trunk
	QUE SHJ	Quercus shumardii	Shumard Red Oak	3' Cal.	12' Min Ht	As Shown	4	Single Straight Trunk, Native
	QUE VVR	Quercus virginiana	Southern Live Oak	3' Cal.	12' Min Ht	As Shown	7	Single Straight Trunk
	ULM ORA	Ulmus ostifolia	Cedar Elm	5' Cal	12' Height Min	As Shown	5	Single Straight Trunk
<b>SHRUBS</b>	<b>CODE</b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>SIZE</u></b>	<b><u>HEIGHT</u></b>	<b><u>SPACING</u></b>	<b><u>QTY</u></b>	<b><u>REMARKS</u></b>
	HES PAR	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	30	Native Pollinator
	LE NAN	Le vanortia 'Nana'	Dwarf Yucca	5 gal.	18"-24"	36" O.C.	10	Native
	JUN SPR	Juniperus chinensis 'Sea Spray'	Sea Spray Juniper	5 gal.	30"-36" Min HT	48" O.C.	39	
	LAN HYB	Lantana x 'New Gold'	New Gold Lantana	5 gal.	18"-24"		5	
	LEU FRU	Leucophyllum frutescens	Texas Sage	5 gal.	30"-36" Min HT	36" O.C.	146	Native Pollinator
	MUH LIN	Muhlenbergia lindheimeri	Lindheimer's Muly	5 gal.	18"-24"	36" O.C.	18	
	MYR CER	Myrica cerifera	Wax Myrtle	30 gal.	6'	48" O.C.	2	Native Pollinator
	MYR PUB	Myrica pubula	Dwarf Southern Wax Myrtle	5 gal.	30"-36" Min HT	48" O.C.	6	Native
	YUC REC	Yucca rostrata	Spineless Yucca	5 gal.	30"-36" Min HT	48" O.C.	9	Pollinator
<b>GROUND COVERS</b>	<b>CODE</b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>SIZE</u></b>	<b><u>HEIGHT</u></b>	<b><u>SPACING</u></b>	<b><u>SPACING</u></b>	<b><u>REMARKS</u></b>
	CYN DAC	Cynodon dactylon	Bermuda Grass				48,896 sf	
	DEC SIP	Decomposed Granite	Decomposed Granite	2"	Depth		1,844 sf	
	LR BIG	Liloxe macul 'Big Blue'	Big Blue Lilyturf	4"	Put	12" O.C.	12' x 6'	106
	NAS PON	Nassella tenuissima 'Pony Tail'	Mexican Feathergrass	1 gal.	Put	18" O.C.	18' x 6'	953
	RV /RV	River Rock river Rock	River Rock		2"-4" & 4"-6"	Depth		623 sf
	SAL GRE	Salvia greggii	Autumn Sage	1 gal.	18"-24"	36" O.C.	24' x 6'	88

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GRIGORY CHUPPET, LICENSED ARCHITECT, REGISTRATION NUMBER 0232333, FLSB, FOR THE FIRM OF GRIGORY CHUPPET, LICENSED ARCHITECT, REGISTRATION NUMBER 26753 ON 12/27/19 WHICH MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR ANY PURPOSES, INCLUDING BUT NOT LIMITED TO, THE REVIEW OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FOR THE USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. E-Stamping is not required.

LANDSCAPE PLAN  
CASE # S200106

CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS		
AREA		
MIN. LANDSCAPE AREA	10% OF SITE REQUIRED TO BE LANDSCAPE	
	REQUIRED	PROVIDED
	83,446 SF ± 10% = 8,345 SF	22,806 SF (27%)
MIN FRONT YARD LANDSCAPE	75% OF REQUIRED LANDSCAPE IN FRONT YARD	
	REQUIRED	PROVIDED
	8,345 SF ± 75% = 6,259 SF	15,532 SF (100%)
STREET TREES	1 TREE PER EACH 90 L.F. OF STREET FRONTAGE	
	340 L.F. (50' ± 7 STREET TREES)	
	REQUIRED	PROVIDED
	7 TREES	7 NATIVE TREES
HWY 161		
SITE TREES	1 TREE PER EACH 500 SF OF REG. LANDSCAPE	
	8,345 SF (167 ± 500 SITE TREES)	
	REQUIRED	PROVIDED
	17 TREES	20 NATIVE TREES
INTERIOR PARKING TREES	PARKING LOT TREE FOR 10 SPACES	
	126 SPACES (10 ± 13 PARKING LOT TREES)	
	REQUIRED	PROVIDED
	13 TREES	13 NATIVE TREES
SITE SHRUBS	1 SHRUB PER EACH 10 SF OF REG. LANDSCAPE	
	8,345 SF (167 ± 10 SITE SHRUBS)	
	REQUIRED	PROVIDED
	167 5-GAL. SHRUBS	167 5-GAL. SHRUBS
SEASONAL PLANTINGS	15% OF REQUIRED SHRUBS	
	REQUIRED	PROVIDED
	167 ± 5 = 390 ± 15 = 126 GAL	200 GAL POLLINATOR PLANTS

NOTE:  
SITE SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF GRAND PRAIRIE LANDSCAPE ORDINANCE, SECTION VII.7.6.

SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH RAIN, WIND & FREEZE SENSOR, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.

ALL LAWN AREA SHALL BE SOLID BERMUDA SOD

# PRELIMINARY – NOT FOR CONSTRUCTION

LANDSCAPE PLAN

TWIN PEAKS AT EPIC WEST TOWNE CROSSING  
GRAND PRAIRIE, TEXAS

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
4700 MILLCREST PLAZA, SUITE 219  
(972) 440-7500  
(972) 440-7509 FAX  
Treas. Engineers Registration No. B9  
Treas. Surveyors Registration No. 008861-00  
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**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

**ITEM FOR INDIVIDUAL CONSIDERATION:**

Item #12-S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP.

Mr. Jones stated the proposed use is a full service restaurant. The site plan includes the restaurant, dumpster enclosure, drive aisles, and 127 parking spaces. The site is accessible directly from Esplanade and the SH 161 Service Road via an access drive to be constructed by the developer. A replat of Lot 7, Block B will be required to establish a lot for the restaurant, as well as an access easement across the adjoining property. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees. The building is primarily clad in cement fiber



and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

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

Mr. Jones stated the Development Review Committee recommends approval, noting that signage is not approved with the Site Plan and will be reviewed under separate permit.

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

Will Winkelmann, Winkelmann & Associates, 9952 Parkford Drive, Dallas, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200106 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9570	<b>Version:</b>	1	<b>Name:</b>	SU181004A - SUP Renewal - 2625 W. Pioneer Parkway
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing on Zoning Applications
<b>File created:</b>	11/20/2019	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>			
<b>Title:</b>	SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Bida Em Floor Plan.pdf](#)  
[Exhibit C - BIDA EM operational plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		
12/17/2019	1	City Council	Tabled	
12/2/2019	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:



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

### **ADJACENT LAND USES AND ACCESS:**

**Table 1: Adjacent Zoning and Land Uses**

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

### **PURPOSE OF REQUEST:**

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

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

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

### **RECOMMENDATION:**

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

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

At its January 6, 2020 meeting, the Planning and Zoning Commission voted 8 to 0 recommend approval of the renewal, including a midnight closing time.

### **Body**

**AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A BILLIARD PARLOR AT ASIA TIMES SQUARE, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A**



**SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to amend the zoning designation of said site for a **Specific Use Permit for a Billiard Parlor**; and;

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on the application on January 6, 2020, after written notice of the public hearing had been sent to owners of real property lying within 300 feet of the property on which the renewal of the **Specific Use Permit for a Billiard Parlor** is proposed, Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend approval to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **Specific Use Permit for a Billiard Parlor**; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on December 17, 2019 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

**SECTION 1**

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

**"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."**

and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for the property location shown in **Exhibit A - Location Map** and described as follows:

2625 W. Pioneer Parkway (Spur 303), Suite 900, being described as Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial.



## SECTION 2

That, For Operation of a Billiard Parlor:

1. As outlined within the Floor Plan attached herein as Exhibit B - Floor Plan, and the Operational Plan attached herein as Exhibit C - Operational Plan, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:
  - a. Must comply with all federal, state, and local laws;
  - b. Hours of operation shall not extend beyond midnight;
  - c. Operation shall be limited to ten tables;
  - d. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU181004 including and especially any requirements related to life safety and emergency egress.
2. Future expansions to this use, including, but not limited to, the addition of billiard tables, or food service, will require the submittal of a revised site layout to the Director of Development Services or designee. The Director at his or her sole discretion shall determine whether a change to the layout is significant enough to allow for administrative approval or if it will require approval by City Council.

## SECTION 3

That all development must conform to the approved Development Plans, which are herein incorporated by reference.

1. By this SUP Ordinance, this Specific Use Permit for a **Specific Use Permit for a Billiard Parlor** shall automatically terminate if the use is abandoned for a period of six (6) months or more.
2. The SUP is granted in perpetuity unless the use is abandoned. No automatic review by City Council is required by this ordinance. However, if it is found that the operator is not in compliance with the conditions of this Specific Use Permit, or has received one or more citations for non-compliance with the terms herein or any other applicable city, state, or federal law, the Council shall have the authority to suspend or terminate this Specific Use Permit upon a recommendation from the Planning and Zoning Commission and a public hearing called for the purpose of suspending or terminating this Specific Use Permit.
3. The operation of this site shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
4. 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, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
5. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
6. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

## SECTION 4



That in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

#### **SECTION 5**

That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

#### **SECTION 6**

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

#### **SECTION 7**

A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by state law, and the power of injunction as provided in Texas Local Government Code, Section 54.016, as it may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

#### **SECTION 8**

That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS  
THE 21<sup>ST</sup> OF JANUARY, 2020.**

**ORDINANCE NO. XXXXX-2020  
SPECIFIC USE PERMIT NO. 1062A  
CASE NO. SU181004B**









2. HOUR FIRE RESISTIVE FIRE BARRIERS COMPLYING WITH SECTION 702

1 HOUR FIRE RATED PARTITION

COMMON PATH OF TRAVEL

EXISTING EXTERIOR TILT UP WALL PERIMETER, NOT IN CONTRACT

TENANT SPACE  
OCCUPANT LOAD NOT INCLUDED INTO THE OCCUPANT LOAD FORMULA PER EXPECTATION TO 402.4.1.1.

ANCHOR BUILDING  
OCCUPANT LOAD AND MEANS OF EGRESS NOT INCLUDED INTO THE WALL PER SECTION 402.2, 402.4.1.3 AND 402.7.3

EACH TENANT SPACE FINISH OUT UNDER SEPARATE PERMIT TO TRAVEL DISTANCE

TO  
CLEAR VIEW  
PROVIDED  
OCCUPANT  
LOAD

EXIT

AUTOMATIC SPRINKLER SYSTEM (PER 402.8) PROVIDED THROUGHOUT ALL ENCLOSED BUILDING AREAS IN ACCORDANCE WITH SECTION 903.1.1				
1. OCCUPANT LOAD (PER TABLE 1004.1.1)				
A. MERCANTILE (RETAIL) -	19,616 SQ. FT.	@ 30 GROSS/PERSON =	654 OCC.	
B. BUSINESS AREAS -	7,537 SQ. FT.	@ 10 GROSS/PERSON =	75 OCC.	
C. ASSEMBLY (UNCONCENTRATED) -	14,987 SQ. FT.	@ 15 NET/PERSON =	999 OCC.	
D. EDUCATIONAL (STITCHES) -	1,069 SQ. FT.	@ 200 GROSS/PERSON =	5 OCC.	
		TOTAL =	1,699 OCC.	
2. NUMBER OF EXITS FOR OCCUPANT LOAD (PER TABLE 1021.1)				
A. REQUIRED	4 EXITS			
B. PROVIDED	17 EXITS			
3. EXIT WIDTH REQUIRED (PER TABLE 1005.1)				
OCCUPANT LOAD		EXIT WIDTH		
HORIZONTAL EXIT CAPACITY REQUIRED	1,699 x 0.15/person =	=	38"	
HORIZONTAL EXITS (PROVIDED)		=	97"	
<u>OCCUPANT LOAD FACTOR</u>				
O.L.F. = (0.0007)(G.L.A.) + 25				
O.L.F. = (0.0007)(29,389) + 25				
O.L.F. = 27 PER OCCUPANT - 30 PER 402.4.1.2				
30,389 S.F. / 30 = 979 OCC.				
B. EXIT WIDTH REQUIRED		OCCUPANT LOAD		EXIT WIDTH
HORIZONTAL EXIT CAPACITY REQUIRED	979 x 0.15/person =	=	147"	
HORIZONTAL EXITS (PROVIDED)		=	396"	

PERIP TABLE 403.1				
SPACE	WATER CLOSET FEMALE / MALE	URINALS	LAVATORIES FEMALE/MALE	
RESTAURANT/ 1 PER 75		*	1 PER 200	
BALLROOM/ 1 PER 75		*	1 PER 200	
RETAIL/ 1 PER 500		*	1 PER 750	
* OFFICE SPACE 1 PER FIRST 50		*	1 PER FIRST 60	
* PERIPIC 419.2. URINALS SHALL BE NOT SUBSTITUTED FOR MORE THAN 50 PERCENT				
<b>REQUIRED:</b>				
SPACE	WATER CLOSET FEMALE / MALE	URINALS	LAVATORIES FEMALE/MALE	
RESTAURANT/ 1 PER 75			1 PER 200	
8709 S.F.	3/3			
BALLROOM/ 1 PER 75	3/3			
8676 S.F.			2/2	
RETAIL/ 1 PER 500	4/4		1 PER 750	
27347 S.F.	1/1			
* OFFICE SPACE 1 PER FIRST 50	1/1		1 PER FIRST 60	
7820 S.F.			1/1	
<b>PROVIDED:</b>				
RESTAURANT/ 1 PER 75	3/1		1 PER 200	
8709 S.F.			1/1	
BALLROOM/ 1 PER 75	3/1		1 PER 200	
8676 S.F.	4/2		2/2	
RETAIL/ 1 PER 500			1 PER 750	
27347 S.F.	1/1		1/1	
* OFFICE SPACE 1 PER FIRST 50	1/1		1 PER FIRST 60	
7820 S.F.			1/1	

4550 Normandy Way  
Grand Prairie Tx 75062  
P: 817-239-7041 F: 817-465-9904

[illegible]

ATS II  
2625 W. PIONEER PARKWAY

EGRESS BUILDING  
PLAN

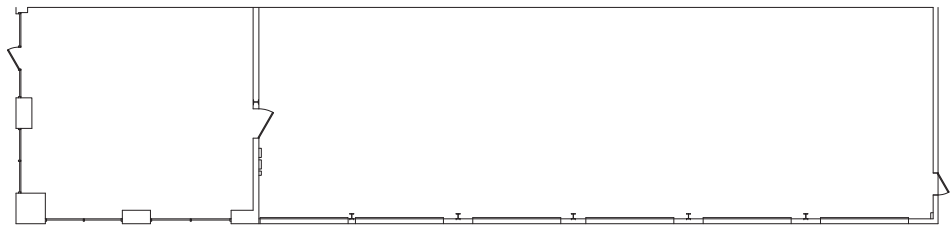
Project number	12010.00
Date	11.15.2013
Drawn by	Author
Checked by	Checker

A00.6

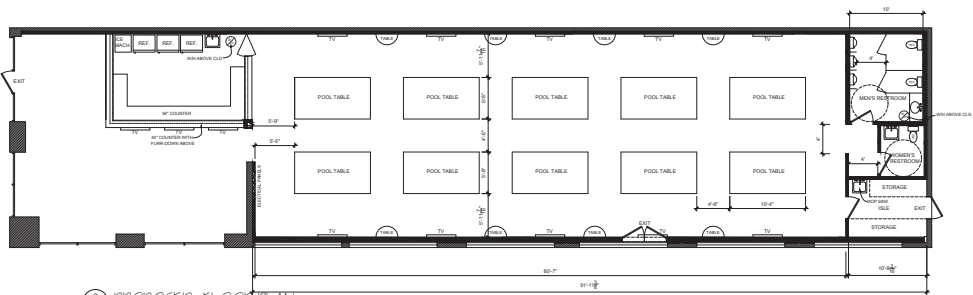
Scale	As indicated
-------	--------------



Exhibit B - Floor Plan



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



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

<b>Plan #</b> CC-110	
<small>THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF TREND BUILDER. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TREND BUILDER.</small>	
<small>CUSTOMER:</small> Bida Em 2625 W. PIONEER PKWY GRAND PRAIRIE, TX	<small>PROJECT:</small> INTERIOR RENOV. 778-3-12746 FLOOR PLAN
<small>DATE:</small> 8/31/18 <small>SHEET:</small> 1 OF 1	



**BIDA EM**  
**Operational Plan**  
**Case # SU181004-Billiard Room**  
**2625 W. Pioneer Parkway Suite #900**

- Purpose:** As you know, Asia Times Square is now becoming an iconic Asian destination in the Metroplex. We understand and recognize the landlord's high standard as well as the City of Grand Prairie's strict rule and regulations. We are well prepared to meet those expectation and deliver a product that is second to none in the Billiard's industry. We have already registered to be part of the United States Billiard Association (USBA) and determined to be one of a select few billiards in the nation to compete for a chance to host an International 3 Cushions Billiards Championship. Attached is the letter from the President of USBA. There are many billiards in the North Texas, but none meets the standards of USBA. Many Asians are currently playing in Arlington and Dallas at facilities that are in poor condition. With your support and our commitment to providing a professional high-quality billiard environment at Asia Times Square, we feel that many will find our place to be their preference to enjoy a gentlemen's game. Furthermore, we believe we will soon be able to host Championship tournaments and bring players from around the world to visit Grand Prairie. This sport is gaining popularity, specifically in the Asia. In fact, Mr. Quyet Chien Tran of Vietnam recently won the 2018 LG Cup in Seoul, Korea.
- Operation:** Our initial plan is to open a ten (10) Gabriel tables billiard business. Due to the current restriction, we are allowed to applying for the permit to sale alcoholic beverages without the having the kitchen. Food will be catered to bida Em from all the restaurants in the Asia Time Square. The renovation will be beautifully decorated and strategically designed such that our players and spectators are comfortable and proud to be in our facility. Each table will allow 4 players to maneuver freely with perfect lightings. We will have only windows in the reception area but not where the players will be playing. The current design will have three windows in the store fronts with three exit doors.
- Business Hours:** 8 am – midnight (Sunday thru Thursday)  
8 am – midnight (Friday and Saturday)
- Number of Employees:** 2 full time managers  
6-8 servers
- Security officers:** Yes, we will use Landlord's existing security company to service our location. In addition, we will install high definition security cameras inside and outside our facility.





September 11, 2018

Bida Em  
2625 W. Pioneer Parkway Suite 900  
Grand Prairie, TX 75051

To whom it may concern:

I am the President of the United States Billiard Association (USBA). Matthew Loh and Dung Tony Truong have asked me to write a short letter about the sport of carom billiards for you to consider as he applies for the permits necessary to open a carom billiards room.

While many think billiards is pool, that belief is mistaken. Billiards encompasses both pocket billiards (commonly known as pool) and carom billiards. Carom billiards is French in origin, and has existed for over 500 years. It was once more popular than pool in America. Today, there is a resurgence of the sport in the United States. In other parts of the world, carom billiards is the more popular discipline, especially in Belgium, Holland, Germany, France, Turkey, Korea, Japan, Mexico, Colombia and Ecuador.

Unlike pool, which is sometimes and not always correctly seen as a barroom pastime, carom billiards has always been considered a gentlemen's game, having been invented and nurtured largely by European royalty centuries ago. The most difficult carom billiards game is three cushion billiards, known as three cushion or even 3-C. Three cushion billiards tournaments are played under strict rules, including dress requirements (vest, bow tie, long sleeve shirt, dress slacks). Please go to [www.USBA.net](http://www.USBA.net) or to [www.UMB.com](http://www.UMB.com) for more information about the sport. Games can be seen on the Internet on You Tube (Just search for Torbjorn Blomdahl, who is a multiple time world champion.).

-More-




The USBA governs all forms of carom billiards in the United States, including three-cushion billiards. Our mission is to grow the sport, which is an activity that can be enjoyed by men, women and children. It is also a life-long sport. The age of the USBA members spans decades, from our youngest member, age 12, to our oldest, age 88. The USBA counts among its members, attorneys, accountants, physicians, entrepreneurs, rocket scientists, writers, stockbrokers, and retired military officers. We also have roofers, car dealers, wood workers, computer programmers. We are a diverse organization brought together by the mutual love of the game.

The USBA has reviewed Matthew and Tony's plans and the USBA fully supports their endeavor. We look forward to holding one or two annual tournaments at his venue in the future. By holding tournaments, the USBA brings an economic benefit to the host town or city, as players and their families will visit for the tournament, renting hotel rooms, eating at restaurants, shopping at local stores, etc. Many billiards rooms, like the one planned by Matthew and Tony, have youth programs that teach the sport to boys and girls. Many rooms have family nights or Sunday afternoons, which allows parents to learn the game with their children. Matthew and Tony hope to make their room a magnet for players and families.

If I can provide any more information about carom billiards, the USBA or the beautiful discipline of three-cushion billiards, please contact me. In this age of video games and the Internet, we at the USBA still believe that America has room for a true sporting activity that challenges the mind and promotes good sportsmanship.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read 'Mazin Skooni', with a long horizontal flourish extending to the right.

Mazin Skooni  
President, USBA





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

**Chairperson Spare noted Commission Fisher would abstain from case SU181004A due to a conflict of interest.**

PUBLIC HEARING AGENDA Item #13- SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

Mr. Jones stated the applicant proposes to extend hours of operation to 2am for an existing 10-table billiard parlor within a lease space at Asia Times Square. Staff has concerns with extending the hours beyond midnight due to the lack of surrounding activity and surveillance in the area. Hours of operation at similar nearby uses include the existing Asia Times Square event center and the event center at 2155 S Great Southwest Pkwy., which are both 8am-midnight. Per the applicant's operational plan, the hours of operation will be 8am-2am, Monday-Sunday. The attached floor plan depicts a game area dimensioned at approximately 30 feet x 80 feet (2,400 square feet) and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant's utilizes the space both for pay-by-the-hour daily play and for hosting tournaments.



The applicant will continue to utilize on-site security monitoring and cameras at each table and outside the facility. The Grand Prairie Police Department reported no complaints or issues associated with the billiard parlor. Staff recommends the Planning and Zoning Commission renew the Specific Use Permit as currently written. If the Planning and Zoning Commission elects to amend the SUP to allow for hours of operation to 2am, staff recommends that the amendment be subject to the following conditions:

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

Commissioner Connor stated the billiard room is a BYOB, and asked if there are any other businesses of this kind that are opened until 2 a.m. and are BYOB.

Commissioner Coleman asked if they can apply for special permit if they would like to hold tournaments that would last until 2:00 a.m. Mr. Jones replied yes there is a permit that can be issued for a special event.

Commissioner Carranza stated he would like to keep the hours of operation to midnight.

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

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181004A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Hedin

Ayes: Carranza, Coleman, Connor, Hedin, Landrum, Smith, Spare

Nays: None

**Abstain: Fisher**

**Approved: 7-0-1**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9643	<b>Version:</b>	1	<b>Name:</b>	Z200103/S200107 - Wildlife Commerce Park Building 8
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing on Zoning Applications
<b>File created:</b>	12/10/2019	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>			
<b>Title:</b>	Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Building Elevations](#)  
[Exhibit D - Landscape Plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve



## Analysis

### **SUMMARY:**

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

### **ADJACENT LAND USES AND ACCESS:**

**Table 1: Adjacent Zoning and Land Uses**

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

### **PURPOSE OF REQUEST:**

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

### **HISTORY:**

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

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

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

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

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

#### *Parking and Access*

Primary access to the site is directly from Belt Line Rd. and indirectly from Wildlife Parkway via cross access



easement. These access points lead into concrete parking areas consisting of 327 automobile spaces and 59 truck docks, which exceed the parking and loading requirements found in the Unified Development Code.

**Table 2: Site Data Summary**

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

### *Elevations*

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

### *Landscaping*

**Table 3: Landscape & Screening Requirements**

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

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

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

### **VARIANCES:**

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

### **RECOMMENDATION:**

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

1. That the elevations within the 1.6 acre rezoning area that are visible from the corner of Belt Line and Wildlife Pkwy fully conform to Appendix X guidelines for a primary facade. The developer should select three



of the following: two masonry accent materials equal to 50% of the facade, 15% glass curtain wall, 30% total windows, awnings along 50% of the length of the facade (currently 28.8%), horizontal and vertical articulation, cornice projection, accent lighting along 50% of the length of each facade (currently 28.8%), or wing wall projections.

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

At its January 6, 2020 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval subject to the applicant providing accent lighting along 50% of the additional primary building facade and on the proposed monument sign at the corner of Belt Line and Wildlife.

### Body

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 1.602 ACRES OF LAND SITUATED IN THE BENJAMIN S. REED SURVEY, ABSTRACT NO. 1225, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-217 FOR COMMERCIAL, RETAIL, ENTERTAINMENT, INDUSTRIAL, AND RESIDENTIAL USES TO PD-217C FOR COMMERCIAL, GENERAL RETAIL, LIGHT INDUSTRIAL, RESIDENTIAL ABOVE RETAIL USES, FLOOD RECLAMATION AREAS AND ENTERTAINMENT USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **PD-217** to **PD-217C for Commercial, General Retail, Light Industrial, Residential above Retail Uses, Flood Reclamation Areas and Entertainment Uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 6, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **PD-217** to **PD-217C for Commercial, General Retail, Light Industrial, Residential above Retail Uses, Flood Reclamation Areas and Entertainment Uses**; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on January 21, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the



time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **PD-217** to **PD-217C for Commercial, General Retail, Light Industrial, Residential above Retail Uses, Flood Reclamation Areas and Entertainment Uses**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

## **SECTION 1**

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

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

is hereby further amended so as to rezone from its classification of **PD-217** to **PD-217C for Commercial, General Retail, Light Industrial, Residential above Retail Uses, Flood Reclamation Areas and Entertainment Uses**; as depicted in **Exhibit A - Location Map**.

## **SECTION 2**

### **Purpose and Intent**

The purpose of this planned development to integrate 1.6 acres into the larger Wildlife Commerce Park master planned development, and to incorporate the expansion of the footprint of a building approved as “Building 08” onto the subject property, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

## **SECTION 3**

### **Development Standards**



## I. Applicability

All development of land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on Exhibit B - Site Plan.

Development and land use standards not contained in this Ordinance shall be governed by all pertinent development and land use standards specified in the Unified Development Code (UDC).

1. Land Use Except as otherwise provided in this Ordinance, the Commercial (C), General Retail (“GR”) and Light Industrial (LI) district regulations of the Unified Development Code (“UDC”) shall apply with the exception that the land uses listed in the table below shall be prohibited within the Zoning Area.

- a. The following listed land uses shall be prohibited within the Zoning Area.

PROHIBITED USE	PROHIBITED USE
Sewage Station	Asphaltic Materials Manufacturing
Auto Body Repair	Hazardous Chemical Manufacturing
Auto Driving School	Hazardous Industrial Use
Auto Muffler Shop	Machine Shop
Auto Wrecker Service/Service Station	Meat Production & Manufacturing
Motorcycle Repair	Sanitary Landfill
Welding Shop	Convenience Store W/ Gas Sales
Truck Stop with gas sales	Firewood Wholesale
Drive Thru/In Retail Sales	Gravestone Sales
Check Cashing/Pay-Day Loans	Laundry (Self Serve/Coin Operated)
Car Title Loans	Mini - Storage
Auto Sales (includes New and Used)	Auto Repair (includes Major and Minor)

- b. Where state, county and federal laws permits such uses, a gambling casino, providing organized, regulated and monitored games-of-chance, shall be permitted within the Zoning Area subject to the approval of a Planned Development Site Plan along with an operational plan for the facility. However, gambling uses cannot be permitted until necessary legal provisions and statutes are established by the State of Texas that allow such uses to exist.

3. Site Plan Development within the zoning area as described in Exhibit A shall conform to Exhibit B - Site Plan, Exhibit C - Building Elevations, and Exhibit D - Landscape Plan. Amendments to the Site Plan shall be reviewed in accordance with regulations found in this ordinance.

4. Beltline Corridor Overlay District The development standards in the Beltline Corridor Overlay District (PD-217) shall apply within the Zoning Area, except as provided in this Ordinance.

- a. Building articulation, site landscaping, and building color standards prescribed by the Beltline Corridor Overlay District (PD-217) shall be applied to the Zoning Area as follows:



- 1) A Street Facing Façade shall mean a façade that contains the main entrance into an industrial building that faces the right-of-way line of Beltline Road and Wildlife Parkway and shall include any side wall facades measured twenty (20) feet back from the Street Facing Façade. A Street Facing Façade shall be the only facades subject to building style, color, and articulation requirements for **Light Industrial (LI)** uses. Loading dock façade shall not be subject to such requirements.
  - 2) Parking Lot tree canopy requirements shall be applied only to that portion of a **Light Industrial (LI)** uses located between the Street Facing Façade and the right-of-way line of Beltline Road and Wildlife Parkway.
  - 3) The location of outside storage areas, including industrial truck and trailer parking, shall be determined at the time of Planned Development Site Plan approval. The location of such outside storage areas shall be situated within the rear yard of the industrial building, or shall be located no closer than ninety feet (90') from the right-of-way of Beltline Road and Wildlife Parkway unless waived by the Planning and Zoning Commission and City Council.
  - 4) Poured-in-place concrete and tilt-wall concrete shall be credited towards the masonry requirement for **Light Industrial (LI)** uses. Concrete products shall be texture-painted or patterned. Concrete products shall be texture-painted or patterned. Tilt-wall concrete structures shall include reveals with a minimum two inch width, punch-out or integrated form liner adornments to enhance the Street Facing Façade on at least ten percent (10%) of each exposed concrete finished wall after: (1) subtracting areas covered with glass and doors, and (2) and after subtracting the required 25% masonry finishes as specified in Section 5) below.
  - 5) Twenty percent (20%) of the wall surface (excluding glass and doors) for Light Industrial (LI) uses constructed for the Street Facing Façade, regardless of setbacks, shall be finished with one or more of the following treatments:
    - i. Hard fired (kiln fired) face or building brick with a minimal nominal depth of depth of three (3) inches, stacked in place with an authentic mortar bond finish; or
    - ii. Stone, Austin stone, cultured stone, granite, sandstone, slate, limestone, marble, synthetic stone, or other hard and durable all weather stone. Ashlar, cut stone, thin set and dimensional stone construction techniques are acceptable.
  - 6) Forty percent (40%) of the wall surface (excluding glass and doors) for **Commercial (C) and General Retail (GR)** uses constructed for the street facing and storefront facades, regardless of setbacks, shall be finished with one or more of the treatments specified in paragraphs i. and ii. above. For the development of multi-story Commercial or Office uses, however, decorative metal may be substituted for above paragraphs i. and ii. on the second story or above.
  - 7) Poured-in-place concrete and tilt-wall concrete shall be credited towards the masonry requirements for **Commercial (C) and General Retail (GR)** uses. Concrete products shall be texture-painted or patterned. Tilt-wall concrete structures shall include reveals with a minimum two inch width, punch-outs or integrated form liner adornments to enhance the street facing and storefront facades on at least ten percent (10%) of each exposed concrete finished wall after: (1) subtracting areas covered with glass and doors, and (2) after subtracting the required 40% masonry finishes as specified in Section 6 above.
- b. Any parking screening berm may be located entirely in the available street right-of-way of Beltline Road and Wildlife Parkway contingent upon approval from the Transportation Services Department of the City of Grand Prairie. In no event shall the slope of a berm exceed 3:1.
  - c. A minimum of ten percent (10%) of the net development area of a platted Light Industrial (LI) lot



shall be landscaped as prescribed by the Beltline Corridor Overlay district (PD-217). Landscaped drainage areas adjacent to a platted lot shall be credited towards the 10% landscape requirement for such platted lot. The lot owner shall be responsible for maintaining the landscaping in these adjacent areas.

- d. More than one (1) bay of parking shall be permitted between the Street Facing Façade and the right-of-way line of Beltline Road and Wildlife Parkway for Light Industrial (LI), Commercial (C), and General Retail (GR), and Multi Family (MF) uses.
  - e. Maximum building height for the Zoning Area shall not exceed fifty-feet (50') to the top of roof plate or deck. The City Council, after receiving a recommendation from the Planning and Zoning Commission may approve building heights in excess of fifty-feet (50') through review and approval of a Site Plan.
5. Signage Sign standards prescribed by the Unified Development Code (UDC), and the Beltline Corridor Overlay District (PD-217), as amended in the UDC shall apply to the Zoning Area except as provided in this Ordinance.
- a. Variances to sign requirements require approval of a Unified Signage Plan by the City Council.
  - b. Wall signage for Commercial (C) and General Retail (GR) uses shall not exceed five percent (5%) of the main storefront area of each tenant space.
  - c. All signs referenced herein may be internally illuminated.
  - d. Single Tenant Monument Signs
    - 1) Size: A Single Tenant Monument Sign may be 10' wide by 12' in height.
    - 2) Location: Single Tenant Monument Sign must be spaced a minimum of 30-feet apart.
    - 3) All other requirements for monument signs shall follow Article 9 of the Unified Development Code.
  - e. Monument Signs.
    - 1) Size: A Monument Sign may be 10' wide by 20' in height.
    - 2) All other requirements for monument signs shall follow Article 9 of the Unified Development Code.
  - g. Window Signs.
    - 1) Size: A Window Sign shall not cover more than twenty percent (20%) of any storefront glass or window area for Commercial (C) and General Retail (GR) uses, unless it is designed to not be visible from the public street.
  - h. The use of hand painted signs or similar signs not produced by mechanical means shall be prohibited within the Zoning Area.
6. Architecturally Integrated Residential Above Retail Uses. Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Planned Development Site Plan for all architecturally integrated "residential above retail" development within the Zoning Area.

#### SECTION 4

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

#### SECTION 5

That in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent



jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

#### **SECTION 6**

That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

#### **SECTION 7**

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

#### **SECTION 8**

That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by state law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as it may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

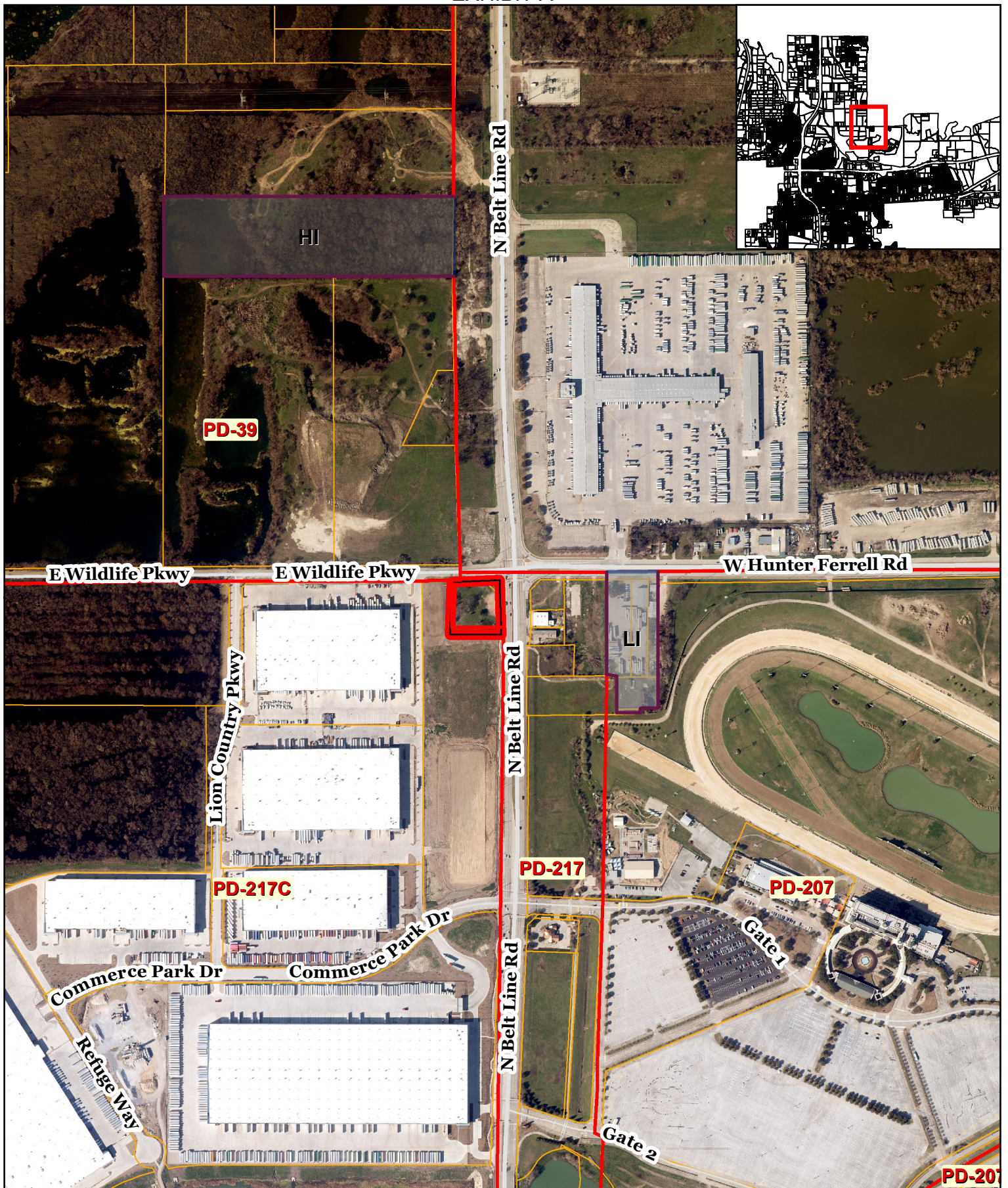
#### **SECTION 9**

That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 15<sup>th</sup> day of October, 2019.**

**ORDINANCE NO. 10758-2019  
PLANNED DEVELOPMENT NO. 396**

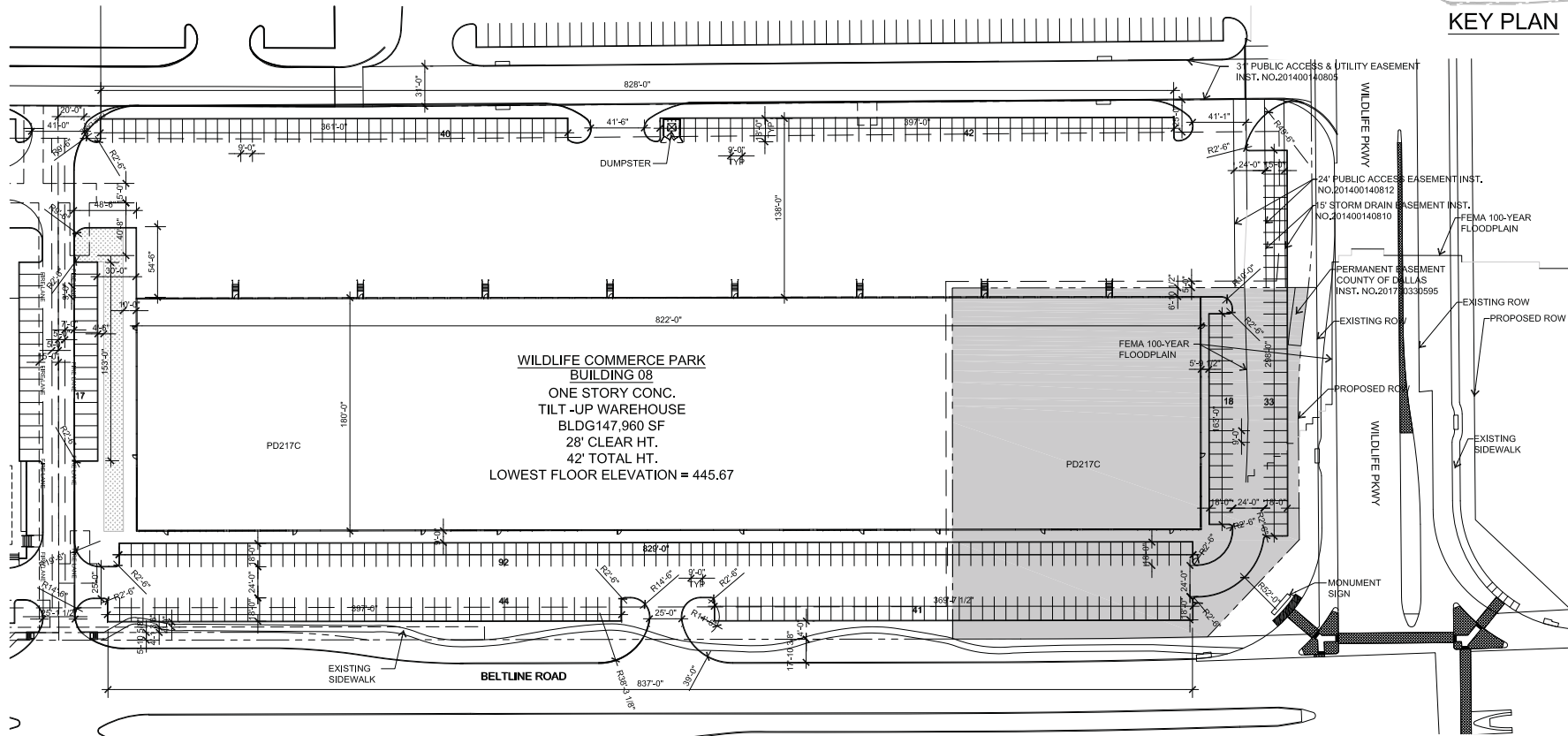






**Vicinity Map**

AP



PLAN NORTH      TRUE NORTH

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



# EXHIBIT C

NOTE: THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT PLAN APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN OWNER & CITY OF GRAND PRAIRIE DATED 2-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT.

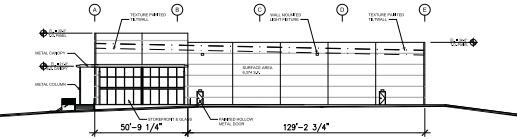
ECONOMIC DEVELOPMENT AGREEMENT

EXHIBIT G  
PAGE 1 OF 4

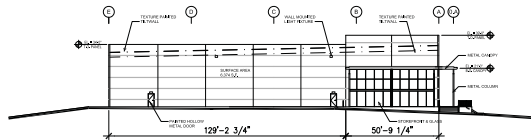


Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

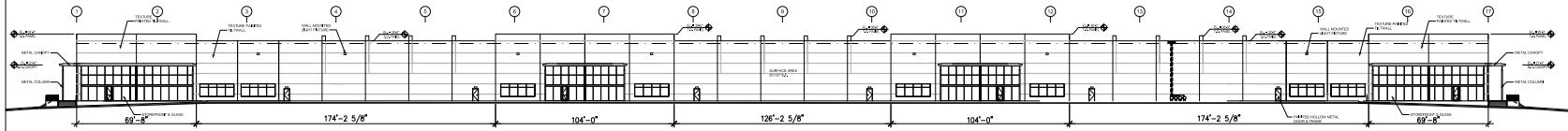
NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.



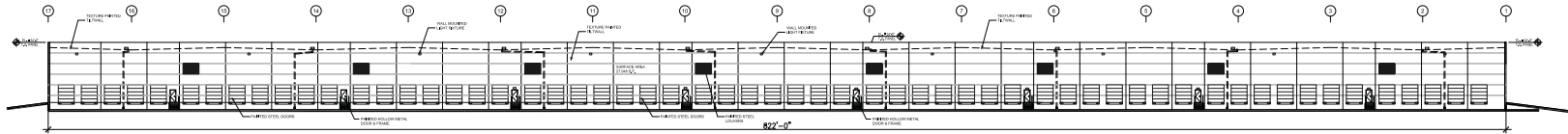
04 NORTH ELEVATION  
SCALE: 1/32"=1'



03 SOUTH ELEVATION  
SCALE: 1/32"=1'



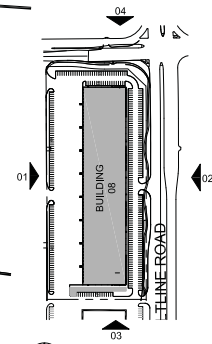
02 EAST ELEVATION  
SCALE: 1/32"=1'



01 WEST ELEVATION  
SCALE: 1/32"=1'

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MET. OVER LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
NORTH	6,374	5,389	42	943	39 FT	84.5%	14.6%	0.7%
EAST	30,157	24,255	126	5,736	39 FT	80.5%	19.0%	0.5%
WEST	27,948	22,039	5,910	—	34 FT	78.85%	—	21.15%
SOUTH	6,374	5,389	42	943	39 FT	84.5%	14.6%	0.7%

\* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 19, 2014, PAGE 7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4, AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).  
\*\* 100% OF THE TEXTURE PAINTED TILT WALL HAS ARTICULATION USING 2 1/4" WIDE INCISED REVEALS



KEY PLAN

## BUILDING 08

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

## WILDLIFE COMMERCE PARK

### BUILDING 08

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



### ISSUE LOG

DATE	ISSUE	DESCRIPTION
06-20-2019	PLANNING SUBMITTAL	
09-19-2019	CITY RESUBMITTAL	
11-19-2019	CITY RESUBMITTAL	
12-12-2019	CITY RESUBMITTAL	

### REVISION LOG

DATE	ISSUE	DESCRIPTION	REV. NO.

### ISSUED FOR:

- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION



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JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916

DATE SEAL: 12/2019 ARCH. PROJ. NO. 10005 SCALE: REF. DRAWING

SHEET NO.

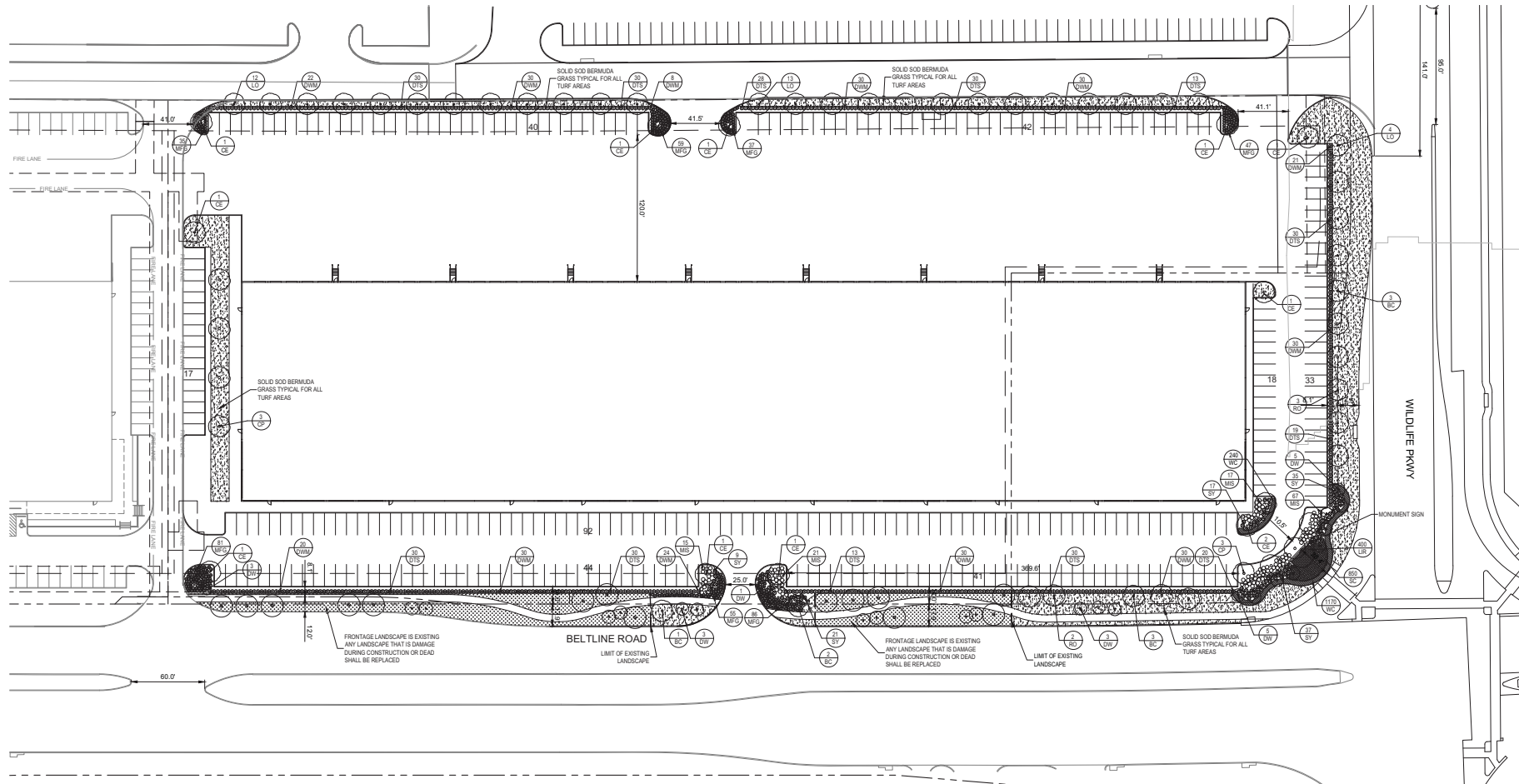
A5.0

EXTERIOR ELEVATIONS

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## EXHIBIT D



## LANDSCAPE TABULATIONS

SITE LANDSCAPE AREA:			
10% OF SITE TO BE LANDSCAPE AREA			
SITE AREA= 390.59 SQ. FT.	PROVIDED 14,327 S.F.	MEETS YES	3.0% 14,327 S.F.
STREET TREE REQUIREMENTS			
1" TREE 3' CALIPER PER 40 L.F. OF FRONTAGE			
BELLTUNE ROAD			
190 L.F. OF STREET FRONTAGE			
REQUIRED 24 TREES	PROVIDED 10 PROMOGUED TREES 14 EXISTING TREES	MEETS YES	
WOLFPIKE PARKWAY			
100 L.F. OF STREET FRONTAGE			
REQUIRED 10 TREES	PROVIDED 11 PROMOGUED TREES	MEETS YES	
PARKING LOT REQUIREMENTS			
1" TREE 3' CALIPER PER 20 PARKING SPACES, ALL SPACES TO BE WITHIN 100' OF A TREE			
327 PARKING SPACES			
REQUIRED 16 TREES	PROVIDED 9 TREES	MEETS YES	
PARKING LOT SCREEN REQUIREMENTS			
PARKING AREAS SHALL BE SCREENED FROM ROADWAY WITH 36" HT. HEDGE			

### PLANT MATERIAL SCHEDULE

SPES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE 12	9	BALD CYPRESS	<i>Taxodium distichum</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5' CLEAR STRAIGHT TRUNK
CE 12	9	CEMELIEM	<i>Ulmus crassifolia</i>	3" GAL	BAB. 17" HT. 9" SPREAD, 5' CLEAR TRUNK
CP 8	8	CHINESE PISTACHE	<i>Platanus chinensis</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5' CLEAR STRAIGHT TRUNK
DO 18	18	DESERT WILLOW	<i>Cholera latifolia</i>	6-8" HT	CONT. 13" HT. 9" SPREAD, 5' CLEAR STRAIGHT TRUNK
LO 29	10	LIVE OAK	<i>Quercus virginiana</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5' CLEAR STRAIGHT TRUNK
RD 5	5	RED DAK	<i>Quercus dumalis</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5' CLEAR STRAIGHT TRUNK
<b>SHRUBS</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DT5	303	COMPACT TEXAS SAGE	<i>Leucophyllum frutescens Compacta</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
DYIM	305	DWARF WAX MYRTLE	<i>Myrica carolinensis</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
MS 119	44	MIDLAND PRICKLY PEAR	<i>Cylindropuntia imbricata</i>	3 GAL.	CANTAINER FULL, WELL ROOTED
MS 119	44	ADAGIO MAIDEN GRASS	<i>Microstachys adagio</i>	3 GAL.	CANTAINER FULL, WELL ROOTED
BY 117	17	SOUTFLAKE YUCCA	<i>Yucca umbellata</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
<b>GRANDCOVERS</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LR 194	194	LOROPINE	<i>Liriodendron tulipifera</i>	4' FOTS	CANTAINER, 3' 3" RUNNERS MIN, 12" O.C.
SC 562	562	SEASONAL COLOR	<i>Spirea japonica</i>	4' FOTS	SELECTED BY GROWER, 12" O.C.
WC 1410	1410	PURPLE WATERRESCAPER	<i>Eurythia fraseri 'Colorata'</i>	4' FOTS	CANTAINER, 3' 3" RUNNERS MIN, 12" O.C.
419	419	BERMUDAGRASS	<i>Cynodon dactylon</i>	4' FOTS	SOLD SOLO REFER TO NOTES

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

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

**LANDSCAPE ARCHITECT**  
**STUDIO GREEN SPOT, INC.**  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM

01 LANDSCAPE PLAN  
SCALE: 1" = 40'-0"

0 20 40 80

# BUILDING 08

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

WILDLIFE  
COMMERCE  
PARK

BUILDING 08

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

## ISSUE LOG

DATE ISSUE	DESCRIPTION
2-20-2018	PLANNING SUBMITTAL
3-19-2018	CITY RESUBMITTAL
1-19-2019	CITY RESUBMITTAL
2-13-2019	CITY RESUBMITTAL

### REVISION LOG

[illegible]

**ISSUED FOR:**

☒ PRELIMINARY -  
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION



5310 HARVEST HILL RD.  
SUITE 136  
DALLAS, TEXAS 75230  
972 . 788 . 1010  
[www.obrienarch.com](http://www.obrienarch.com)



JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916

2/12/2019	18005	REF. DRAWING
SHEET NO.		

## L1.1

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CONSENT OF OBERN CONSULTING





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

PUBLIC HEARING AGENDA Item #17- Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). Chief City Planner David Jones Lee presented the case report and gave a Power Point presentation to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving.

Mr. Jones stated the applicant is proposing construction of one speculative industrial building on approximately 9.028 acres in PD-217/PD-217C. The proposed building is a single-story 147,960 sq. ft. warehouse. The zoning request would place the entire site within PD-217C. Primary access to the site is directly from Belt Line Rd. and indirectly from Wildlife Parkway via cross access easement. These access points lead into concrete parking areas consisting of 327 automobile spaces and 59 truck docks, which exceed the parking and loading requirements found in the Unified Development Code. The proposed development consists of a tilt-wall concrete industrial building designed to match the elevations approved with Building 8 in 2018. However, while the existing Wildlife Commerce Park project is subject to an existing agreement which



established the look and materials of the buildings constructed within the Wildlife Commerce Park, the property on which the proposed building expansion would take place falls under PD-217C, which require “building style, color, and articulation requirements for LI, Light Industrial uses.” Staff interprets this requirement as placing development within the PD-217 under Appendix X, as amended. The applicant is requesting the following variances: 1.) 10% landscaping is required in Light Industrial zoning. The applicant is providing 8% landscaping, and 2.) Appendix X requires all industrial developments to preserve 30% of existing trees. The developer requests to remove all existing trees from the zoning area to allow for the expansion of building 8’s footprint.

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

1. That the elevations within the 1.6 acre rezoning area that are visible from the corner of Belt Line and Wildlife Pkwy fully conform to Appendix X guidelines for a primary facade. The developer should select three of the following: two masonry accent materials equal to 50% of the facade, 15% glass curtain wall, 30% total windows, awnings along 50% of the length of the facade (currently 28.8%), horizontal and vertical articulation, cornice projection, accent lighting along 50% of the length of each facade (currently 28.8%), or wing wall projections.
2. That if the elevations do not conform with Appendix X guidelines, that the developer comply with Appendix X landscaping requirements (1 tree per 250 square feet of the 1.6 acre zoning area, including planting parking lot trees in islands every 10 spaces).

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Cooper stated they would like to keep consistency with their development. Mr. Cooper said they realize the importance of the corner and they would be dressing up the corner with a big monument, additional landscaping, and providing trees along Belt Line Road. They would be spending a great amount of money on the landscaping, but they can also add additional light.

There being no further discussion on the case Commissioner Fisher moved to close the public hearing and approve case Z200103/S200107 as presented and the applicant provide accent lighting along 50% of the additional primary building facade and on the proposed monument sign at the corner of Belt Line and Wildlife. The action and vote being recorded as follows:

Motion: Fisher

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

<b>File #:</b>	19-9634	<b>Version:</b>	1	<b>Name:</b>	SU191201 - Tire Shop at 3106 E Main Street
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing on Zoning Applications
<b>File created:</b>	12/10/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443. (On January 6, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Proposed Elevations](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443. (On January 6, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Deny

### Analysis

### SUMMARY:



SU191201 - Specific Use Permit - Tire Shop at 3106 Main Street (City Council District 5). Specific Use Permit to allow Auto Tire/Wheel Sales & Installation with Indoor Display and Minor Auto Repair uses. Burbank Gardens, Unit 1, Lots 442 & 443, zoned Commercial (C) District and located within Central Business District Four (CBD-4) and addressed as 3106 E. Main Street.

### **PURPOSE OF THE REQUEST:**

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

### **ADJACENT LAND USES:**

**Table 1: Adjacent Zoning and Land Uses**

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

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

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

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

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

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

Minor Auto Repair consists of repair involving the following components:

- Computer Diagnostic Computer Reflash
- Alternator Change of oil and filter
- Generator Fan belt or hoses
- Starter Lamp replacement
- Water pump Repair of flat tires



Battery (non-hybrid or EV) Lubrication  
Minor tune-up  
Brakes or other minor part thereof

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

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

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

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

**APPLICABLE DEVELOPMENT STANDARDS:**

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

**VARIANCES:**

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

**RECOMMENDATION:**

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

At its January 6, 2020 meeting, the Planning and Zoning Commission voted 8 to 0 to recommend denial. The applicant has appealed the decision to City Council.

**Body**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR AUTO TIRE/WHEELS SALES & INSTALLATION WITH INDOOR DISPLAY AND MINOR AUTO REPAIR IN THE C, COMMERCIAL DISTRICT, ON PROPERTY DESCRIBED AS LOT 442 AND LOT 443, BURBANK GARDENS ADDITION, 0.459 ACRES OF LAND SITUATED IN THE D. F. PEARSON SURVEY, ABSTRACT NO. 1130, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING ORDINANCE AND MAP BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to allow a Specific



Use Permit for **Auto Tire and Wheel Sales & Installation with Indoor Display** and **Minor Auto Repair** in the C, Commercial District;

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on January 6, 2020, after written notice of the public hearing on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the issuance of a Specific Use Permit for **Auto Tire and Wheel Sales & Installation with Indoor Display** and **Minor Auto Repair** in the C, Commercial District is proposed, the Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of the request, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for **Auto Tire and Wheel Sales & Installation with Indoor Display** and **Minor Auto Repair** in the C, Commercial District; and

**WHEREAS**, the applicant requesting the Specific Use Permit appealed to the Director of Planning or designee the decision of the Planning and Zoning Commission within ten (10) calendar days of the decision, requesting that the application be forwarded to the City Council for consideration;

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

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on the property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, to the extent that a Specific Use Permit for **Auto Tire and Wheel Sales & Installation with Indoor Display** and **Minor Auto Repair** should be granted on the property as herein provided, and that by reason of changed conditions, the Council does consider and find that this amendatory Ordinance should be enacted, since its provisions are in the public interest and will promote the health, safety, and welfare of the community.

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

## **SECTION 1**

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



"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for the property location as shown in attached **Exhibit A - Location Map**.

## SECTION 2

That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

## SECTION 3

That, for operations of a Specific Use Permit for **Auto Tire and Wheel Sales & Installation with Indoor Display and Minor Auto Repair**, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code, Unified Development Code, and this ordinance.
2. The operator is required to register as an Auto Related Business and will be subject to regular inspections in accordance with Chapter 13, Article XX of the Grand Prairie Code of Ordinances.
3. The development shall adhere to **Exhibit B - Site Plan** and **Exhibit C - Proposed Elevations** with regard to operations, staging areas, parking layout, landscaping, and building appearance.
4. The interior of the facility will function as the tire mounting area, customer waiting area, offices, and mechanic workspace. Auto Wheel and Tire Installation (Indoor) and Minor Auto Repair business use restricts outdoor tire and wheel inventory display allowing for temporary/movable racks of merchandise only.
5. Minor Auto Repair consists of repair involving the following components:

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



6. The functions listed above reflect the definition of “Minor Auto Repair” found within the Unified Development Code (UDC) at the time this ordinance was adopted. If future amendments are made to the UDC which change the definition of Minor Auto Repair, the most restrictive definition shall apply for the purposes of determining conformance with the UDC and this Ordinance.
7. If any of the uses authorized herein become legally non-conforming at any time in the future, they shall be regulated according to the provisions and procedures of Article 19 of the Unified Development Code, as amended.
8. No loading or unloading shall take place in the public right of way.
9. No portion of the site may be subleased or subdivided for any reason, including for the repair or storage of any vehicle, including trucks, equipment, automobiles, or trailers.
10. Outdoor repair, including tire changes, and outdoor storage of merchandise is prohibited.
11. No later than twelve (12) months following issuance of a Certificate of Occupancy, the **Specific Use Permit for Auto Tire and Wheel Sales & Installation with Indoor Display and Minor Auto Repair** will be brought back to Council for review. Any violation of this SUP or the Grand Prairie Code of Ordinances prior to this date will be grounds for City staff to introduce revocation proceedings against the Specific Use Permit established by this ordinance.
12. Signage shall comply with the Unified Development Code.

## SECTION 4

That all development must conform to the approved site plan and all exhibits incorporated as exhibits to this ordinance, as well as those incorporated herein by reference.

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a building permit is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. 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, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

## SECTION 5



That in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

## **SECTION 6**

That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

## **SECTION 7**

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

## **SECTION 8**

That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by state law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as it may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

## **SECTION 9**

That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS  
THE 21<sup>st</sup> DAY OF JANUARY, 2020.**

**Ordinance No. xxxxx-2020  
Specific Use Permit No. xxxx  
Case No. SU191201**



Exhibit A - Location Map



CASE LOCATION MAP  
Case Number SU191201  
3106 E Main Street

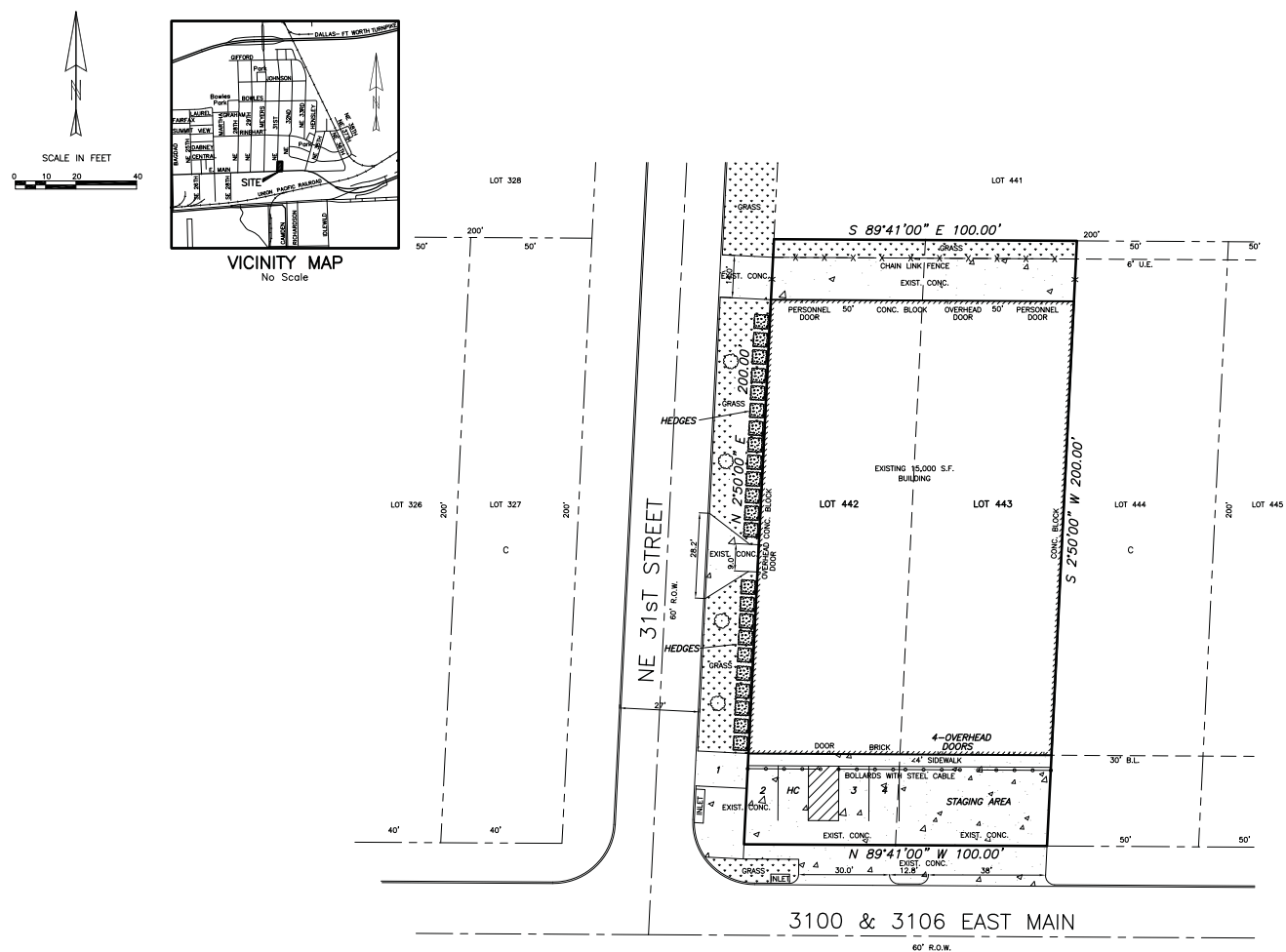






City of Grand Prairie  
Planning and Development

(972) 237-8257  
[www.gptx.org](http://www.gptx.org)



## Exhibit B - Site Plan



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

**ZONED:**  
COMMERCIAL

PURPOSE OF THIS PLAT

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

## SITE SUMMARY

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

**NOTE:**

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

## SITE PLAN

TIRE SHOP  
LOTS 442 & 443, BURBANK GARDENS  
3100 & 3106 E. MAIN  
GRAND PRAIRIE, TEXAS

E.D. HILL & ASSOCIATES  
209 SKYE LN.  
MIDLOTHIAN, TEXAS 76065 PH 972-723-3070

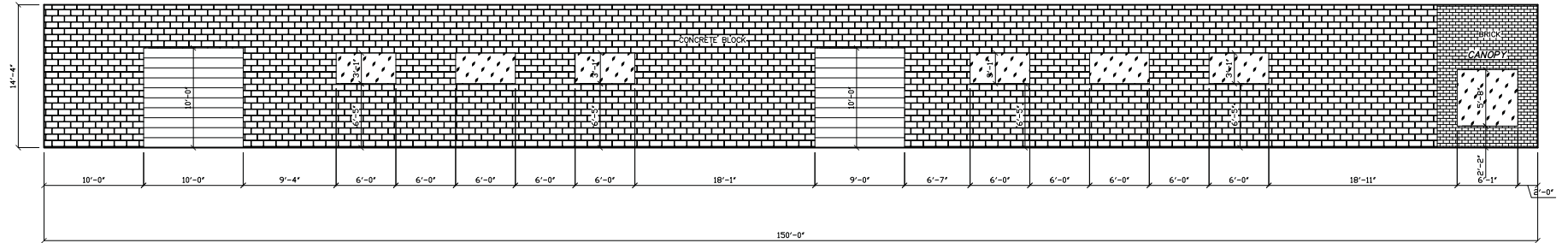
DESIGN	DRAWN	DATE	SCALE
EDH	RWS	NOVEMBER 2019	1"=20'

OWNER:  
LIBERTY FLUID POWER, INC.  
214 N.W. 25th STREET  
GRAND PRAIRIE, TEXAS 75050  
CONTACT: MARIO VILLEGAS  
972-623-0927  
469-556-4480 (CELL)

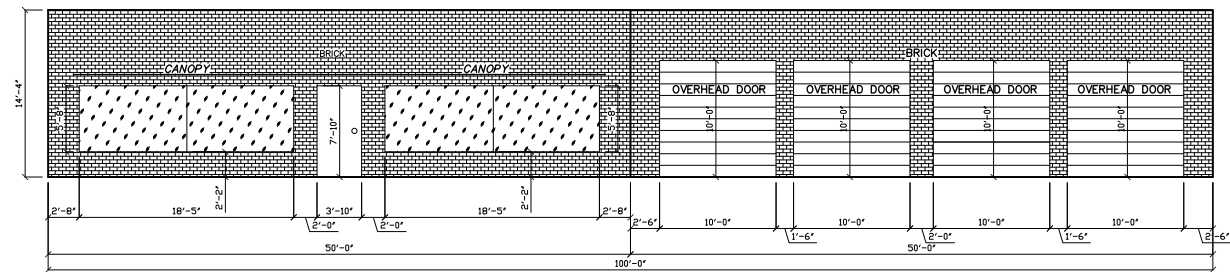
ENGINEER:  
E.D. HILL & ASSOCIATES  
209 SKYE LANE  
MIDLOTHIAN, TEXAS 76065  
(972) 571-5294 OFFICE  
TX. REGISTERED ENG.  
FIRM NO. F-2474



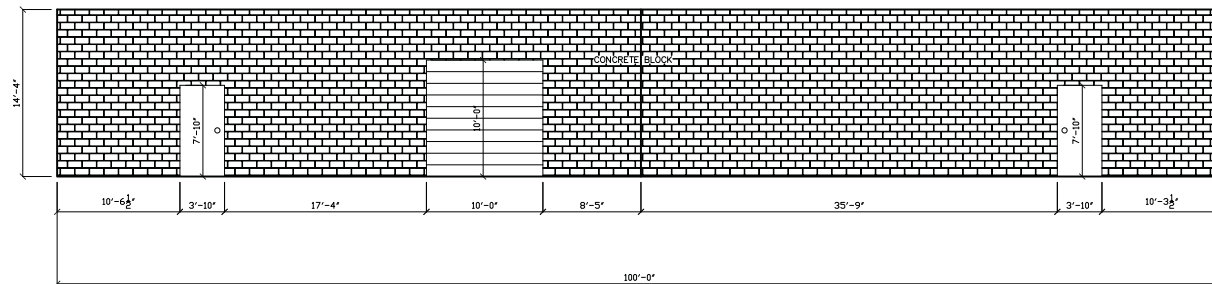
# Exhibit C - Proposed Elevations



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



SOUTH ELEVATION



NORTH ELEVATION

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





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

PUBLIC HEARING AGENDA Item #14- SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443.

Mr. Jones stated the uses are proposed within an existing 15,000 square foot building. The building was sold in 2017 after having been previously used for a machine shop and fabrication business, and prior to that a sewing machine factory. The exterior construction consists of brick and concrete block materials and plate glass windows along the south facade. Metal awnings previous covered the windows but were recently removed. Four customer parking spaces will be provided along the front and sides of the building, with remaining employee and customer completed vehicle repair spaces to be located inside the facility. Because the remodel of the building will remove a section of the south wall for four overhead roll-up doors, the remaining existing parking in front of the building will be restriped as a staging area. No work will be allowed on the outside of the building other than customer consultation. The interior of the facility will provide for interior tire mounting area, customer waiting areas, offices and mechanic



workspace. Auto Wheel and Tire Installation (Indoor) and Minor Auto Repair business use restricts outdoor tire and wheel inventory display allowing for temporary/movable racks of merchandise only. The applicant proposes interior tire mounting and repair with associated vehicle repair (alignments & suspension repair) component of the operation. Minor Auto Repair consists of repair involving the following components:

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

Mr. Jones stated the site has limited opportunities for landscaping features; however, two-dozen hedges will line the western perimeter along with four street trees along NE 31<sup>st</sup> Street edge. 312 sq. ft. landscape islands will remain. The subject property is designated as Commercial, Retail & Office uses on the Future Land Use Map. Commercial, Office and Retail typically include commercial uses appropriate for retail and office environments. The proposal is inconsistent with the FLUM. Objective 15: Policy 11 of the Comprehensive Plan addresses Auto Related Business (ARB) by advocating for SUP requirement with conditions and standards when considered. If approved, the operator must register as an Auto-Related Business and shall conform to the requirements of Chapter 13, Article XX of the Grand Prairie Code of Ordinances, as amended. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas. Minimum parking standards for all ARB related uses is 1 space per 400 square feet with a minimum of six spaces available to visitors. The applicant is providing only four spaces.

Mr. Jones stated the Development Review Committee recommends denial of the Specific Use Permit request.

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

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case SU191201. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Denied: 8-0**

Motion: **carried.**





## Legislation Details (With Text)

**File #:** 19-9635      **Version:** 1      **Name:** S200101 - Camp Wisdom Plaza  
**Type:** Ordinance      **Status:** Items for Individual Consideration  
**File created:** 12/10/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 1/21/2020      **Final action:**  
**Title:** S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Site Plan](#)  
[Exhibit C- Elevations](#)  
[Exhibit D- Landscape Plan](#)  
[PZ Draft Minutes 01-06-2020.pdf](#)

Date	Ver.	Action By	Action	Result
1/6/2020	1	Planning and Zoning Commission		

### From

Chris Hartmann

### Title

S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). A Site Plan for a Gas Station, Convenience Store, and Retail. Located at 2800 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahvani, Jahvani, Consulting Engineers Inc. and the owner is Anil Pathak. (On January 6, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

A Site Plan for Gas Station, Convenience Store and Retail uses, located at 2800 W Camp Wisdom, legally



described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130

### **PURPOSE OF REQUEST:**

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

### **HISTORY:**

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

### **ADJACENT LAND USES:**

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

**Table 1: Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-130	Single-Family Residences
East	PD-130	Undeveloped Lot, Single-Fam
South	PD 267	Undeveloped Lot, Single-Fam
West	PD-130	Single-Family Residences

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

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

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

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

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

**Table 2: Site Data Summary**

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

#### *Parking Requirements*



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

**Table 3: Parking Summary**

Standard	Required	Provided	Meets
Gas Station	8		
Retail	65		
Total Spaces	73	124	Yes

#### *Landscape and Screening*

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

**Table 4: Landscape & Screening Requirements**

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

#### *Building Design*

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

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

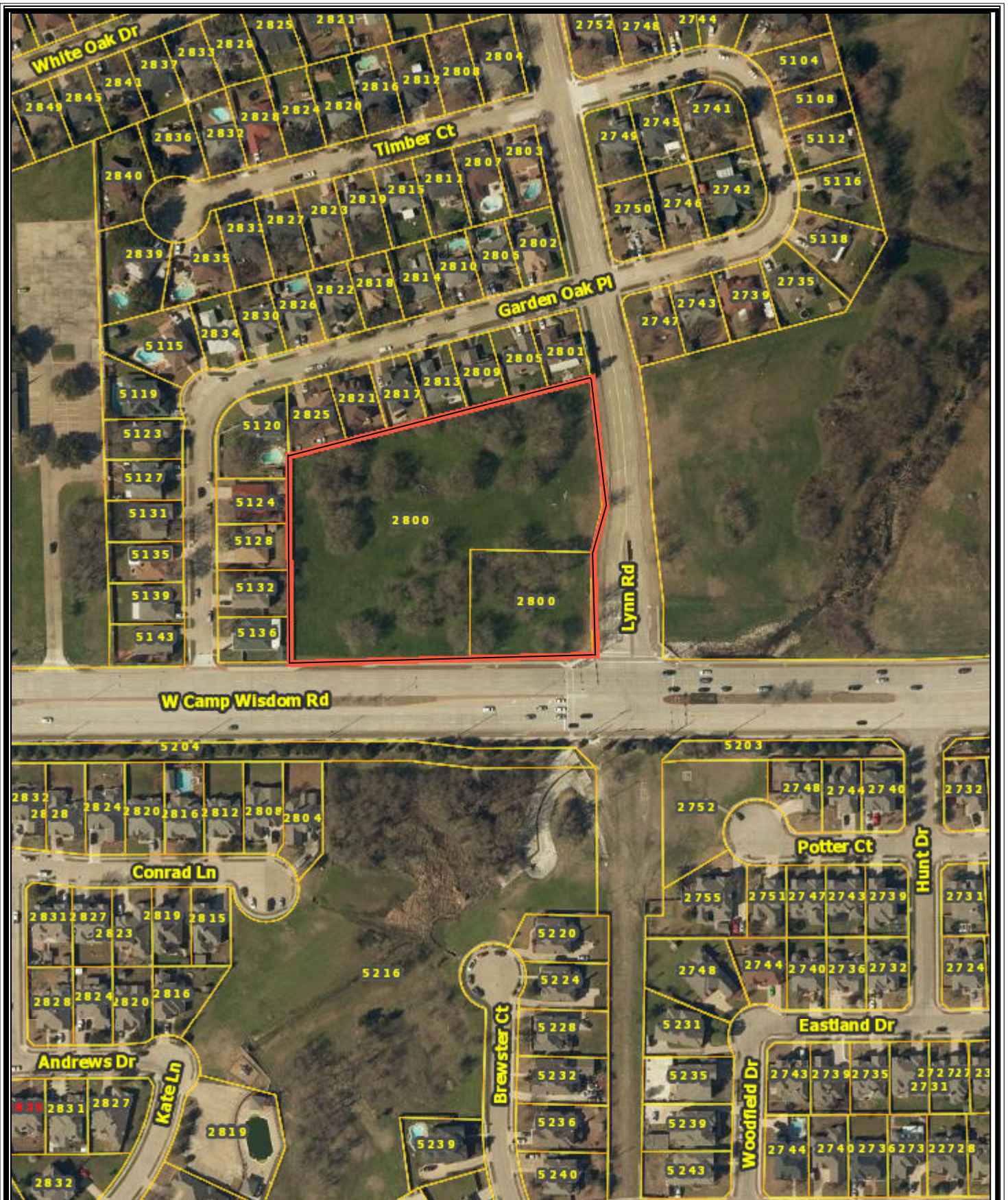
#### **VARIANCES:**

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

#### **RECOMMENDATION:**

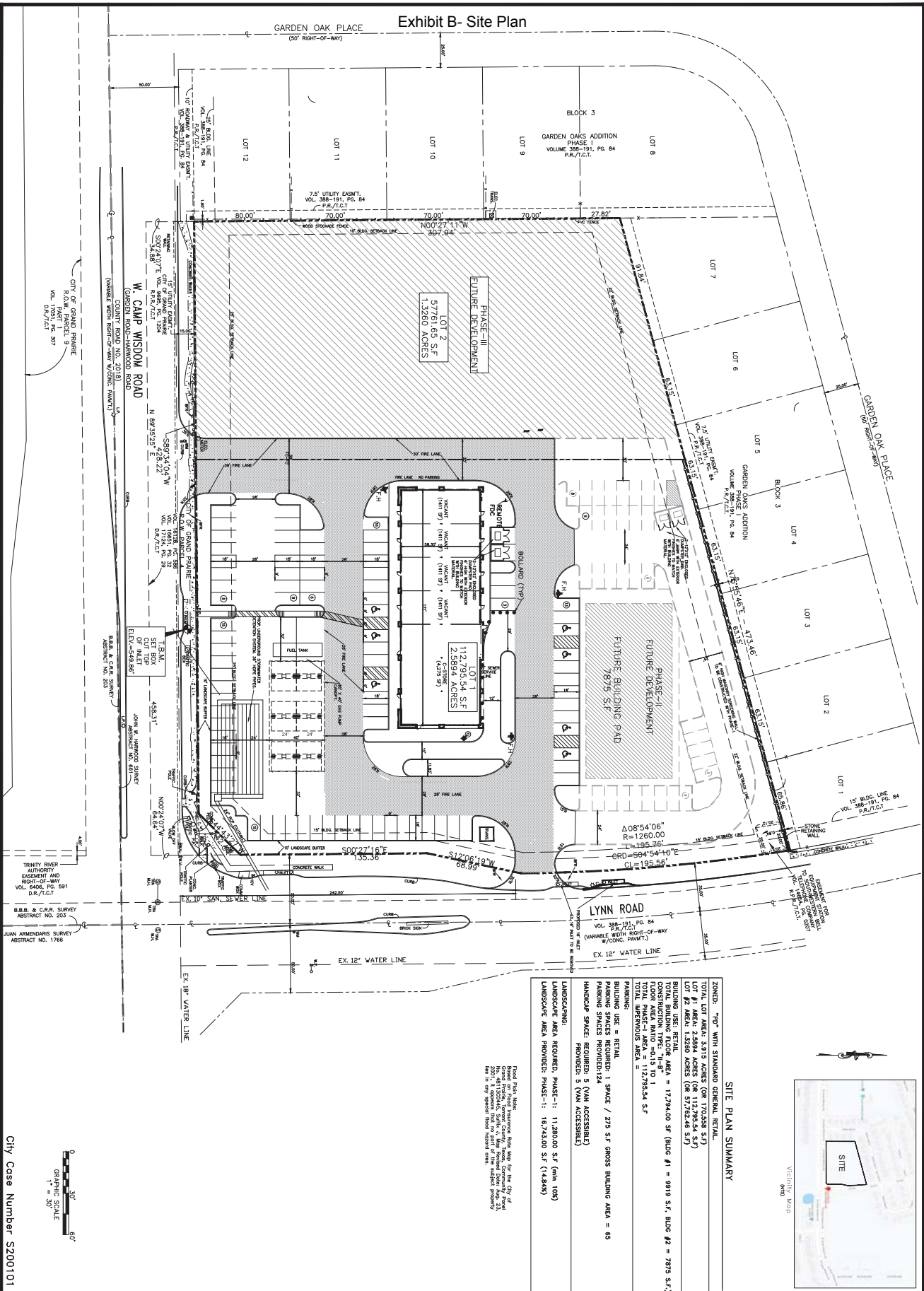
The property will need to be platted prior to development. Phase II and III in the hatched area are separate phases that shall be constructed with construction of the future buildings, and future phases will be subject to Site Plan review. DRC recommends approval of the Site Plan.







# Exhibit B- Site Plan



SITE PLAN SUMMARY	
ZONED:	70' WITH STANDARD GENERAL RETAIL
TOTAL LOT AREA:	3,315 ACRES (OR 170,558 S.F.)
LOT #1 AREA:	2,589.4 ACRES (OR 112,705.54 S.F.)
LOT #2 AREA:	1,326.0 ACRES (OR 57,816.46 S.F.)
BUILDING USE:	RETAIL
TOTAL BUILDING AREA:	177,940.0 S.F. (Bldg #1 = 8919 S.F., Bldg #2 = 7875 S.F.)
CONSTRUCTION TYPE:	"B"
FLOOR AREA RATIO:	0.15 TO 1
TOTAL IMPERVIOUS AREA:	177,940.0 S.F.
PARKING:	65
PARKING SPACES REQUIRED:	1 SPACE / 275 S.F. GROSS BUILDING AREA = 65
LANDSCAPE AREA:	16,745.00 S.F. (1.48 AK)
LANDSCAPE AREA PROVIDED:	16,745.00 S.F. (1.48 AK)

Final Plat Map:  
The plat map is a true and correct copy of the plat map as filed with the County Clerk, Tarrant County, Texas, on 08/11/2020. It is subject to the provisions of the plat map as filed with the County Clerk, Tarrant County, Texas, on 08/11/2020.

City Case Number S200101

DATE: 1-07-2020  
SHEET NUMBER: C2

**JAHVANI CONSULTING ENGINEERS, INC.**  
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100  
CARROLLTON, TEXAS 75006  
TEL. (214) 718-9469  
jahvani@hotmail.com

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





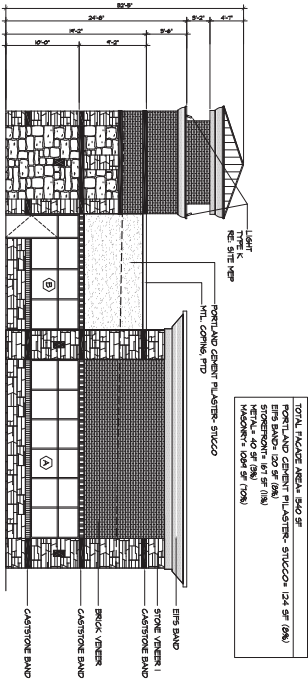
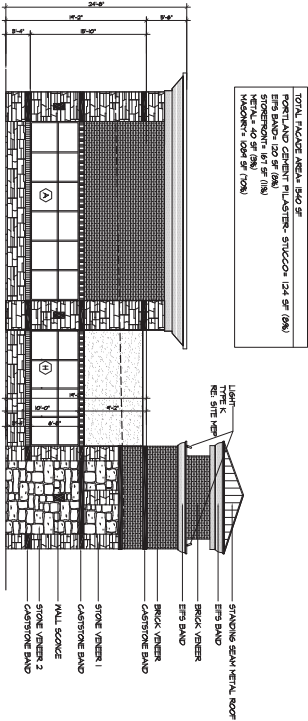
MA International  
2801 Perth Street  
Dallas, TX 75220  
jdmma2@yahoo.com  
F-3485

REVISIONS	
NO.	DESCRIPTION
1	12/11/11 CONSTRUCTION DOCUMENTS

REVISIONS	
NO.	DESCRIPTION
1	12/11/11 CONSTRUCTION DOCUMENTS

CAMP WISDOM  
PLAZA  
GRAND PRAIRIE  
TEXAS  
ENLARGED  
ELEVATIONS

2800-07  
12/11/11  
A4.02



04 SIDE ELEVATION- WEST

1/8"=1'-0"

03 SIDE ELEVATION- EAST

1/8"=1'-0"

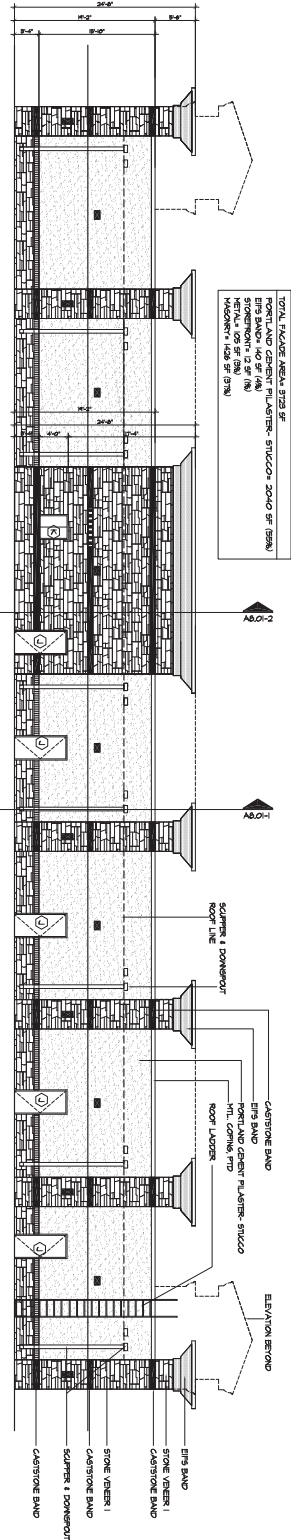
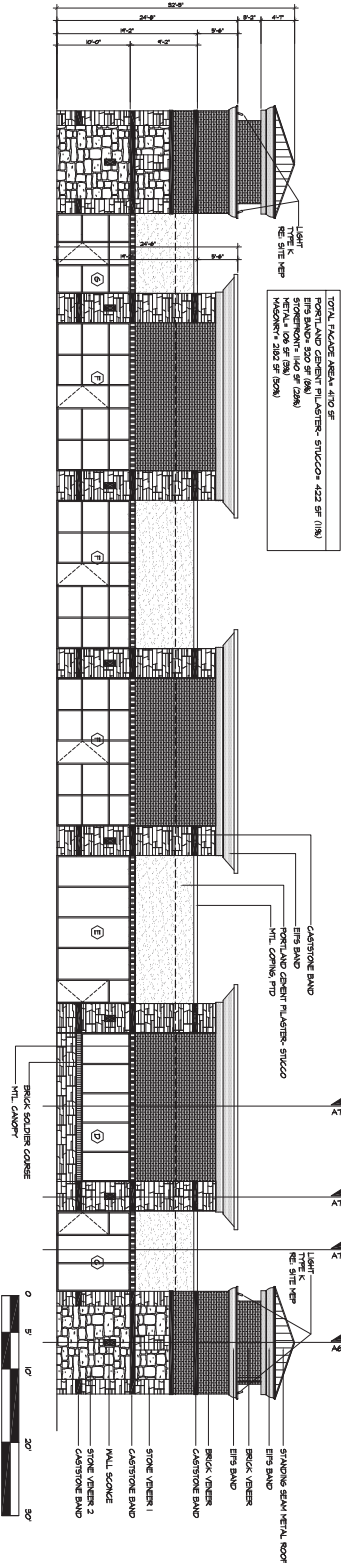


Exhibit C- Elevations

1/8"=1'-0"

02 REAR ELEVATION- NORTH

1/8"=1'-0"

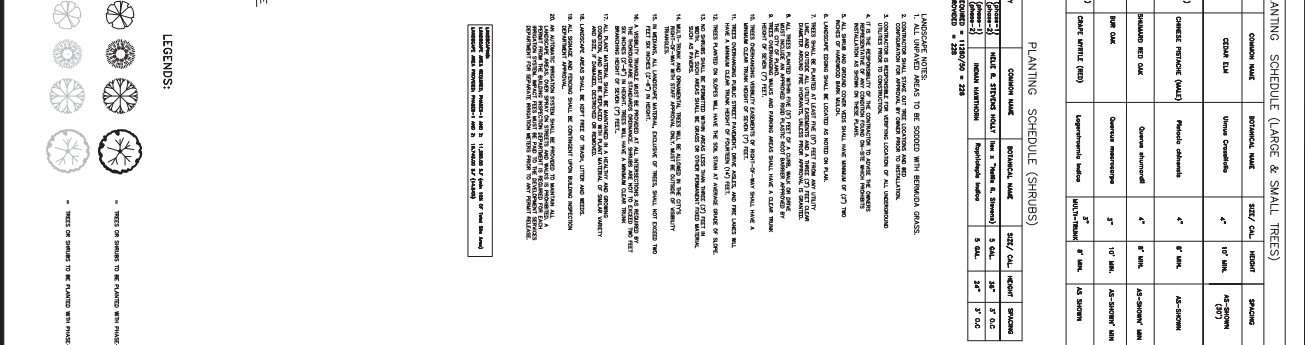


01 FRONT ELEVATION- SOUTH

1/8"=1'-0"



## Exhibit D- Landscape Plan

[illegible][illegible]

LANDSCAPE ARCHITECT, PHASE-1 AND 2: 11,300.00 S.F. (plus 10% of Total Bid Am.)  
LANDSCAPE ARCHITECT, PHASE-1 AND 2: 18,540.00 S.F. (plus 10% of Total Bid Am.)

**JEKSONS**

**JAHVANI CONSULTING**  
**ENGINEERS, INC.**  
 TBPB REGISTRATION NO. F-10198

**DATE**

**CONSULTING**  
  
**ENGINEERS**

2121 N. JOSEY LANE, #100  
 CARROLLTON, TEXAS 75006  
 TEL. (214) 718-9469  
[jahvani@hotmail.com](mailto:jahvani@hotmail.com)

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

SEAL

*John H. ...*

STATE OF TEXAS  
COUNTY OF ...  
CITY OF ...  
17224  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
No. 17224

DWG. TITLE

LANDSCAPE PLAN

DRAWN BY: HJ

SCALE: 1" = 30'

DATE: 1-07-2020

L1

SHEET NUMBER





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUANUARY 6, 2020**

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

COMMISSIONERS ABSENT: Bill Moser

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

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

Citizen Comments: None

**ITEM FOR INDIVIDUAL CONSIDERATION:**

Item #5-S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Restaurant/Retail and a Gas Station. Located at 2800 & 2812 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahuani, Jahani Consulting Engineers Inc. and the owner is Anil Pathaic.

Mr. Jones stated the proposed uses are a Gas Station, Convenience Store, and Retail. The Site Plan includes a 9,919 sq. ft. building separated into a 4,275 sq.ft. convenience store with a drive thru and four 1,411 sq. ft. retail tenant spaces, two way circulation, dumpster enclosure, and 120 parking spaces. The site will be accessible from West Camp Wisdom and Lynn Road. Phase II, shown in the hatched area on the site plan will constructed separately from the first phase and will need to show dimensions, landscaping and elevation plans prior to construction. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets the parking requirements. The proposal meets all of the landscape and screening requirements. The building is primarily stucco and stone veneer with caststone and brick accents. The following elements have been selected:



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

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

Chairperson Spare stated the commission has reviewed the entire packet, the site plan meets all of the requirements therefore the case would need to be approved this is a site plan case not a zoning case, the zoning has been in place since 1983.

Scott Whitaker, 2724 White Oak Drive, Grand Prairie, TX stepped forward in opposition to the request, he is concern with traffic this development would bring to his neighborhood and the fuel tanks next to their homes, and asked if there would be any additional median breaks along Camp Wisdom and Lynn Road. He asked if a Traffic Impact Analysis study had been conducted.

Transportation Planner Brett Huntsman stated there would not be any additional median breaks on the exiting drives and a TIA is not required for this tract. Mr. Jones stated the gas station would need to meet all of the State requirements.

Commissioner Coleman asked Mr. Whitaker how long he has lived in the neighborhood and asked what would he like to see develop on this property. Mr. Whitaker said he has lived in this neighborhood for 20 years and would much rather see a dry cleaners or some other type of use that would benefit the neighborhood other than a gas station.

Commissioner Smith asked if the developer has meet with the neighborhood regarding this development. Mr. Whitaker replied no, but the neighborhood is opposed to a fuel station at this location. Commissioner Smith stated it is important that the developers meet with the adjacent homeowners.

Commissioner Fisher asked if the petition had been submitted.

Victoria Hess, 2721 White Oak Drive, Grand Prairie, TX stepped forward in opposition to this request. She has lived in this neighborhood for over 30 years and she spent her Saturday collecting signature in opposition. She said they were not notified of this development they noticed a sign had been placed on the property.

Mr. Jones stated the new State Law does not require that site plans be notified, there is nothing we can do to stop this development the site plan submitted meets all of the city's requirements and the zoning has been in place since 1983.

Commissioner Fisher thanked Victoria Hess for the work she has done collecting signatures and for attending the meeting, but the commission needs to move forward with this case.



Commissioner Coleman asked if the city could place a moratorium on fuel stations. Mr. Crolley stated moratoriums are based on different criteria's and this use is allowed by right.

Linda Brook, 5724 Garden Oaks Street, Grand Prairie, TX was also in opposition to this case. She said this development would be right behind her back door, and her concern is the crime, lower property values, and the increase in traffic this development would bring to her neighborhood.

Mr. Crolley stated staff and the developer can meet with some of the homeowners before the case proceeds to the city council.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case S200101. The action and vote being recorded as follows:

Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**