



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 26, 2020

5:30 PM

Council Chambers and Video Conference

Due to the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held in-person in the Council Chamber at Grand Prairie City Hall, as well as by videoconference. Members of the Commission and the public may elect to participate by attending the meeting in-person, or remotely via videoconference.

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Oct 26, 2020 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/92370315901?pwd=cUIrYW9YMk9BWDRoRWxUbjdzbm1aZz09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,92370315901#,,,,,0#,,0817538070# or
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All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to sware@gptx.org and msespinoza@gptx.org in PDF format no later than 3 o'clock p.m. on Monday, October 26th.

Call to Order - Commissioner Briefing

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

***Agenda Review**

***COVID Meeting Procedures**

***Election of Officers**

Public Hearing

6:30 p.m. Council Chambers and Video Conference

Chairperson Joshua Spare Presiding**Invocation**

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

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

Public Hearing Consent Agenda

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

1 [20-10482](#) Approval of Minutes of the October 12, 2020 P&Z meeting

Attachments: [PZ Draft Minutes 10-12-2020.pdf](#)

2 [20-10483](#) P201001 - Final Plat - Hill Street Addition (City Council District 5). A Final Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509 acre tract. Located at 1610 and 1614 Hill Street, legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 11, Abstract No. 111 and the Pablo Mansola Survey, Tract

1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District, and generally located north of Hill Street and East of State Highway 161.

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

[Exhibit B - Final Plat.pdf](#)

- 3 [20-10484](#) P201101 - Final Plat - Natitex, Lot 1, Block 1 (City Council District 1). A Final Plat to establish Lot 1, Block 1, Natitex Addition, out of a .857 acre tract. Located at 923 S Highway 161, legally described as .857 acres out of the Elizabeth Gray Survey, Abstract No. 517, Page 215, Dallas County, City of Grand Prairie, Texas, Zoned PD12 District, and generally located north of Desco Lane and east of State Highway 161.

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

[Exhibit B - Final Plat.pdf](#)

- 4 [20-10485](#) P201002 - Preliminary Plat - I-30/MacArthur Business Center Addition (City Council District 5). Preliminary Plat of Lots 1-2 Block 1, Lots 1-2 Block 2 and Lot 1, Block 3, I-30/MacArthur Business Center Addition, creating five industrial lots on 16.94 acres. I-30/MacArthur Business Center Addition, 16.94 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Bagdad Road extending east to Garden Way.

Attachments: [Exhibit A P201002 Location Map](#)

[Exhibit B P201002 PP MacArthur Bus](#)

- 5 [20-10486](#) P201003 - Final Plat - I-30/MacArthur Business Center (City Council District 5). Final Plat of Lots 1-2 Block 1, of I-30/MacArthur Business Center Addition, establishing two industrial lots on 4.929 acres. I-30/MacArthur Business Center Addition, 4.29 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the IH-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Burbank Way extending east to Garden Way.

Attachments: [Exhibit A P201003 Location Map](#)

[Exhibit B P201003 FP I30 MacArthur Bus Blk 1, Lots 1 -2](#)

- 6 [20-10487](#) P201004 - Final Plat - The Lakeside (City Council District 4). Final Plat of the Lakeside, creating 44 single family residential lots and four open space lots on 10 acres. Tract 2A1, 2A3, 2A3A1, 2A3B, 2A3C, 2A3D, and 2A03A2 of the Boalis Estes Survey, Abstract No. 438, City of Grand Prairie, Tarrant County, Texas, zoned PD-401, within the Lake Ridge Corridor Overlay District, and generally located on the north side of Hanger Lowe Rd, east of Coastal Blvd, and west of Nautical Dr.

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

[Exhibit B - Final Plat.pdf](#)

- 7 [20-10488](#) P200104 - Final Plat - Mira Lago Crossing (previously Lakeridge Commons) (City Council District 4). Final Plat for Mira Lago Crossing, creating 98 residential lots on 33.653 acres. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy, south of Hanger Lowe Rd, and east of Coastal Blvd.

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

[Exhibit B - Final Plat.pdf](#)

Public Hearing Postponement, Recess, and Continuations

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

Items for Individual Consideration

- 8 [20-10489](#) S201002 - Site Plan - ATS Drive-Thru (City Council District 1). A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.

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

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

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

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

Public Hearing

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

- 9 [20-10492](#) CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). A request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Future Land Use Map.pdf](#)
- 10 [20-10491](#) Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1). A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.
- Attachments:** [Exhibit A - Location Map.pdf](#)
- 11 [20-10495](#) SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Attachment i - Existing Site Conditions.pdf](#)
- 12 [20-10496](#) Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial

(LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road.

Attachments: [Exhibit A Location Map Z201002](#)
[Exhibit B1 Zoning Exhibit Z201002](#)
[Exhibit B2 Zoning Exhibit Z201002](#)
[Exhibit C Legal Description Z201002](#)

- 13** [20-10494](#) TA201001 - Text Amendment - Appendix O - Hospital District. Text Amendment to Appendix O: Hospital District of the Unified Development Code to add Funeral Home to the list of permissible uses.
Attachments: [Exhibit A - Appendix O Draft.pdf](#)
- 14** [20-10464](#) TA201002 - Accessory Structure Text Amendment : Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; An ordinance amending Article 6 Section 6 Accessory Structures, and all related sections, to amend development regulations for accessory structure size, height and allowed exterior materials.
Attachments: [Exhibit 1 - Table 6E Summary of Density and Dimensional Requirements for Re Attachment 1 - ZBA SUMMARY.pdf](#)
[Attachment 2 - Size Limitations.pdf](#)
- 15** [20-10465](#) TA201003 - Hybrid Housing Text Amendment: Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; an ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code.

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on 10/23/2020.

Monica Espinoza
Planning Secretary

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



Legislation Details (With Text)

File #:	20-10482	Version:	1	Name:	Approval of Minutes of the October 12, 2020 P&Z meeting.
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	Approval of Minutes of the October 12, 2020 P&Z meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	PZ Draft Minutes 10-12-2020.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

Approval of Minutes of the October 12, 2020 P&Z meeting

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 12, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Eric Hedin.

COMMISSIONERS ABSENT: Vice Chairperson Shawn Connor and Warren Landrum

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Chairperson Spare 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 September 28, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Rd.

Item #3 – P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District -).Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.
Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

PLANNING AND ZONING COMMISSION MINUTES, OCTOBER 12, 2020

Commissioner Moser moved to approve the minutes, cases RP201002 and P190605

Motion: Moser

Second: Hedin

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

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 4- SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for an Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

Ms. Ware stated the hotel brand associated with the existing Specific Use Permit is classified as an upscale chain. The purpose of this request is to amend the existing Specific Use Permit to allow the applicant to construct a hotel classified as a midscale/upper-midscale chain. The applicant is requesting a variance to the limit on the concentration of Midscale/Upper-Midscale Hotels within one mile.

Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Chairperson Spare asked if Tru by Hilton Hotel is a Midscale or an Upper Midscale hotel. Ms. Ware stated it is Midscale but the Unified Development code groups Midscale and Upper Midscale together as one use type.

Applicant Arpan Patel, 4705 E. Belknap St. Fort Worth Tx. 76112 stepped forward representing the case, he said as an owner after the pandemic they had to reassess their business, it is a family business owned by his father and himself and they account for every dollar and every penny. Upon some research he noticed Hyatt Hotels were not making as much money as Midscale and Upper Midscale and they were also higher rated. He also stated a Hilton Hotel would do better in the Grand Prairie area. Mr. Spare asked if it is the area that is making him change from a Upscale Hotel to a Midscale/ Upper Midscale Hotel. Mr. Patel explained what each brand of hotel scales and what they offer compared to a Midscale hotel. Mr. Spare asked if the hotel would be an extended stay and what is the average room rate. Mr. Patel stated no, it isn't an extended stay and the average room rate is \$79.

PLANNING AND ZONING COMMISSION MINUTES, OCTOBER 12, 2020

Commissioner Hedin asked what amenities the hotel offer will. Mr. Patel stated it will provide breakfast. He describes it as a millennial friendly breakfast with fancy donuts in comparison to a Home2 Suites by Hilton.

Commissioner Moser asked what the reason is for wanting to switch from a Hyatt Hotel to a Tru by Hilton hotel. Mr. Patel stated Tru by Hilton has a better customer view and a Hyatt Place wouldn't do well in that area. Mr. Spare asked has he ever considered putting an economy hotel there. Mr. Patel stated yes but bank would not lend the loan for an economy hotel. Mr. Moser asked why the bank wouldn't give lending. Mr. Patel stated banks are reluctant to lend for economy hotels.

Commissioner Smith stated she understands the dilemma with the pandemic and sometimes you must step out and give an opportunity for a good build in Grand Prairie.

Commissioner Moser stated he has seen it firsthand how the pandemic has affected the travel and hotel industry but understands the staff's position and respects it but it makes economic sense to support it.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case SU190703A.

The action and vote recorded as follows:

Motion: Smith

Second: Hedin

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

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 5- Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.

Mr. Lee stated the purpose of this request is to create a Planned Development District with a base zoning district of Light Industrial on 9.264 acres. The property is currently zoned LI and PD-196

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for commercial/retail uses. The Concept Plan depicts the facility's orientation, truck dock facilities, ingress/egress points, associated parking and required landscaping. The applicant completed a Traffic Impact Analysis (TIA) to evaluate the proposed use and potential impacts on roadway conditions. One of the findings of the TIA is that a 300 ft. deceleration lane is needed at the northern driveway. The site will be accessible by two commercial drives off the SH-161 service road. The northern drive will provide direct access and include a deceleration lane that meets TxDOT requirements. The southern driveway will provide access via a mutual access drive located on the adjacent property. Deja Lane, a collector street, dead ends at the northern property line. The on-site drive that connects to Deja Lane will be gated and used for emergencies only.

The Development Review Committee (DRC) recommends approval.

Commissioner Moser asked if the applicant is going to build a deceleration lane on Frontage Rd. and will they be able to access the other south entrance. Mr. Lee stated there will be a mutual access easement on the south drive and one emergency only entrance.

Applicant Hamilton Peck, 2507 Croft Creek Cir. Grand Prairie TX, stepped forward representing the case.

Commissioner Moser asked if Mr. Peck has spoken to the people located to the south about a mutual access agreement and does it have to be a prerequisite for this case. Mr. Peck stated no. Brett Huntsman stated the drive way and the step out is existing on the plat for the existing warehouse mutual access easement is established and all they need to do is connect to the existing drive way.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z201001/CP201001.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 6- SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site

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Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Ms. Ware stated the applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. A Truck Stop with Gas Sales requires a Specific Use Permit when located within a Corridor Overlay District. Development in a Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Specific Use Permit and Site Plan because of the proposed use and it is located within a 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. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative impacts. The applicant is not requesting any variances. There are existing similar uses within one-half mile of the subject property. Mr. Fuel is located at the northwest corner of the intersection and 7-Eleven is located at the southwest corner of Trinity Blvd and SH-161.

Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request. However, should the Planning and Zoning Commission recommend approval, staff recommends the following conditions:

1. Truck idling shall not exceed 15 minutes.
2. The applicant shall post “no-idling” signs on site.
3. Overnight truck parking shall be prohibited.
4. The applicant shall post “no overnight parking” signs on site.
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

Chairperson Spare asked what is the distance to the closest homes. Ms. Ware stated they are

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within 300ft. Mr. Spare asked Commissioner Coleman if he could speak about how the trucking gas stations are used. Mr. Coleman stated their main use is a fuel stop where you pull in to fuel, get a sandwich, use the restroom and move on to the next destination or loading or unloading. He went on to state the problem is it will exceed the 15-minute limit and it will be hard to control the amount of time they remain parked at the gas station.

Commissioner Smith asked would the gas station bring more business to this area and at the same time benefit Grand Prairie. Ms. Ware stated the applicant is present and will be able to speak on that.

Applicant Andrew Malzer, 200 Galleria Pkwy Atlanta GA 30339 and Brad Williams 2728 N Harwood St. Dallas TX 75201, stepped forward representing the case and gave a Power Point presentation for Race Trac.

Chairperson Spare asked if there is a reason why they might not be able to flip the orientation of the site where the trucks are on the west side. Mr. Malzer stated their biggest site design criteria is putting their building on the corner of the intersection. Mr. Spare asked what size masonry wall will be put up on the eastern portion. Mr. Malzer stated they are proposing a landscape screen wall that was given by staff and if the commission or staff recommend a different type of wall, they are open to it.

Commissioner Hedin asked how do they plan to regulate the no overnight and the 15-minute parking. Mr. Malzer stated their plan is to post signs all over the site and their employees walk the site every hour looking for overnight parking and truck idling.

Commissioner Moser stated on their last slide in their presentation they listed 5 of the staff recommendations the city is recommending but left out number 6- The applicant shall dedicate any necessary easements for the regional trail at the time of final platting, what are your thoughts about it. Mr. Malzer stated they will do it.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU200801/S200801 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Hedin

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

Nays: none

Approved: 6-0

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Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:55 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

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



Legislation Details (With Text)

File #:	20-10483	Version:	1	Name:	P201001 - Hill Street Addition
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P201001 - Final Plat - Hill Street Addition (City Council District 5). A Final Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509 acre tract. Located at 1610 and 1614 Hill Street, legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District, and generally located north of Hill Street and East of State Highway 161.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P201001 - Final Plat - Hill Street Addition (City Council District 5). A Final Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509 acre tract. Located at 1610 and 1614 Hill Street, legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District, and generally located north of Hill Street and East of State Highway 161.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A Final Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509 acre tract. Located at 1610 and 1614 Hill Street, legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District, and generally located north of Hill Street and East of State Highway 161.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to consolidate two tracts into one for multi-family uses. The developer will construct Presidium Hill Apartment complex at this location in the near future. City Council approved for 290 residential units at the site plan stage in the spring of 2020.

ADJACENT LAND USES:

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

Table 1: Summary of Lot Requirements

Direction	Zoning	Existing Use
North	SF-2, MF-1	Single -Family Residences; Quadplexes
South	SF-4, 2F	State Highway 161
East	SF-4	Single-Family Residences; Hill Street Park
West	PD-392, C, CO, SF-4	Vacant Lots

Table 2: Summary of Lot Requirements

Standard	Required	Provided	Meets?
Min. Lot Area (Sq. Ft.)	12,000	572,852	Yes
Min. Lot Width (Ft.)	100	545	Yes
Min. Lot Depth (Ft.)	120	1,297	Yes
Front Setback (Ft.)	30	30	Yes

HISTORY:

- February 18, 2020: The City Council approved Site Plan for Presidium Hill Street Apartments (S200201).
- February 3, 2020: The Planning and Zoning Commission approved a Preliminary Plat for Hill Street Addition, Lot 1, Block 1 (P200201).
- September 19th, 2019: The City Council approved a Zoning Change / Concept Plan for Presidium Hill Street Multi-Family complex (Z190801/CP190801).

PLAT FEATURES:

The lot will be accessible from Hill Street and has two ingress/egress drives. The plat depicts the necessary easements. The plat meets density and dimensional requirements in the UDC. One requirement from the Preliminary Plat's approval was that the 30 foot gas easement along the eastern portion of the property be abandoned. The applicant has completed this and has provided the separate instrument number on the plat.

The applicant requested that the mandatory 15 foot utility easement along the street frontage not be required. Kimley-Horn provided three release letters from Atmos, Oncor, and AT&T stating they do not object to the request.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

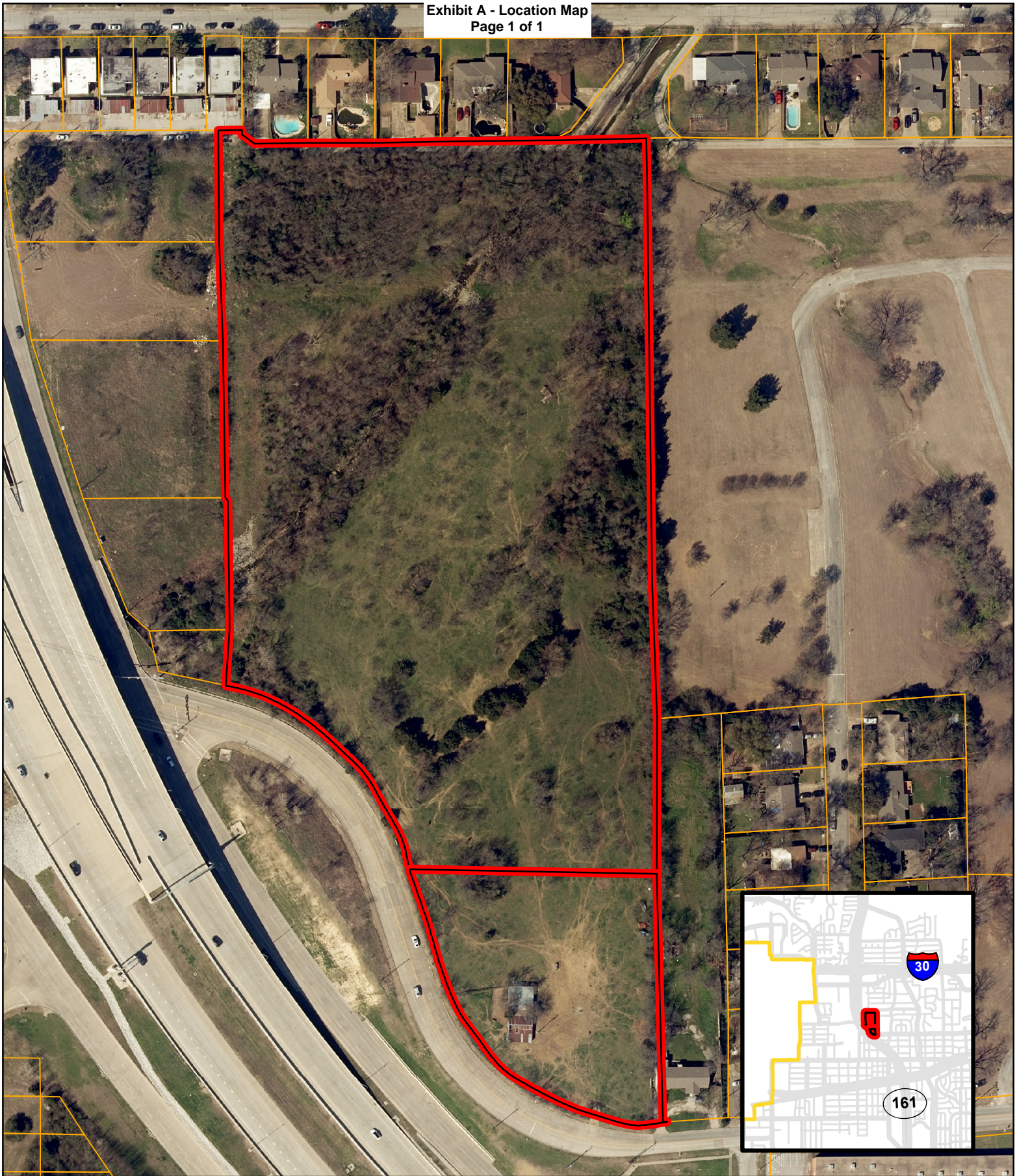
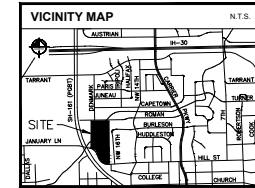
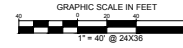


Exhibit B - Final Plat

Page 1 of 2

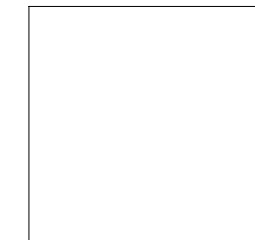


LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
RF = IRON ROD FOUND
RPF = IRON PIPE FOUND
RFC = IRON ROD WITH CAP FOUND
RISC = 5/8" IRON ROD WITH CAP STAMPED "XHA" SET

NOTES

- Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- According to Community Panel No. 48113C0295L dated March 21, 2019 and 48113C0430M dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within "Zone AE" and Regulatory Floodway.
- Streams are to remain natural and maintenance of ponds and stream are solely the responsibility of the property owner.
- The purpose of this final plat is to create a build-able lot for development and to dedicate easements.



FINAL PLAT HILL STREET ADDITION LOT 1, BLOCK 1

13.1509 ACRES

H. BILSMIRER SURVEY, ABSTRACT NO. 111
AND P. MANSOLA SURVEY, ABSTRACT NO. 993
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CASE NO. P201001

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 40' Drawn by JDW Checked by MCB Date 10/16/2020 Project No. 069258103 Sheet No. 1 OF 2

MATCH LINE (SEE SHEET 2)

LOT 1, BLOCK 1
13.1509 ACRES
572,852 SQ. FT.
LOWEST FLOOR ELEV. = 499'

PAUL SIEMINSKI
AND ROBBY SIEMINSKI
VOL. 91204, PG. 1274
CURRENT ZONING: PD-392
(PLANNED DEVELOPMENT-392)

(HILL STREET PARK)
CITY OF GRAND PRAIRIE
VOL. 4942, PG. 154
CURRENT ZONING: SF-4
(SINGLE FAMILY-FOUR
RESIDENTIAL DISTRICT)

CALLED 1.114 ACRES
GEORGIANA
THOMPSON-SOWEN
INST. NO. 201700211826
CURRENT ZONING: SF-2
(SINGLE FAMILY-TWO
RESIDENTIAL DISTRICT)

LOT 11
CHOKAS HEIGHTS ADDITION
VOL. 20, PG. 355
CURRENT ZONING: SF-2
(SINGLE FAMILY-TWO
RESIDENTIAL DISTRICT)

DEVELOPER:
PRESIDENT
3100 MCKINNON STREET, SUITE 250
DALLAS, TEXAS 75201
PHONE: 214-306-6598
CONTACT: JASON KNOTOWICZ

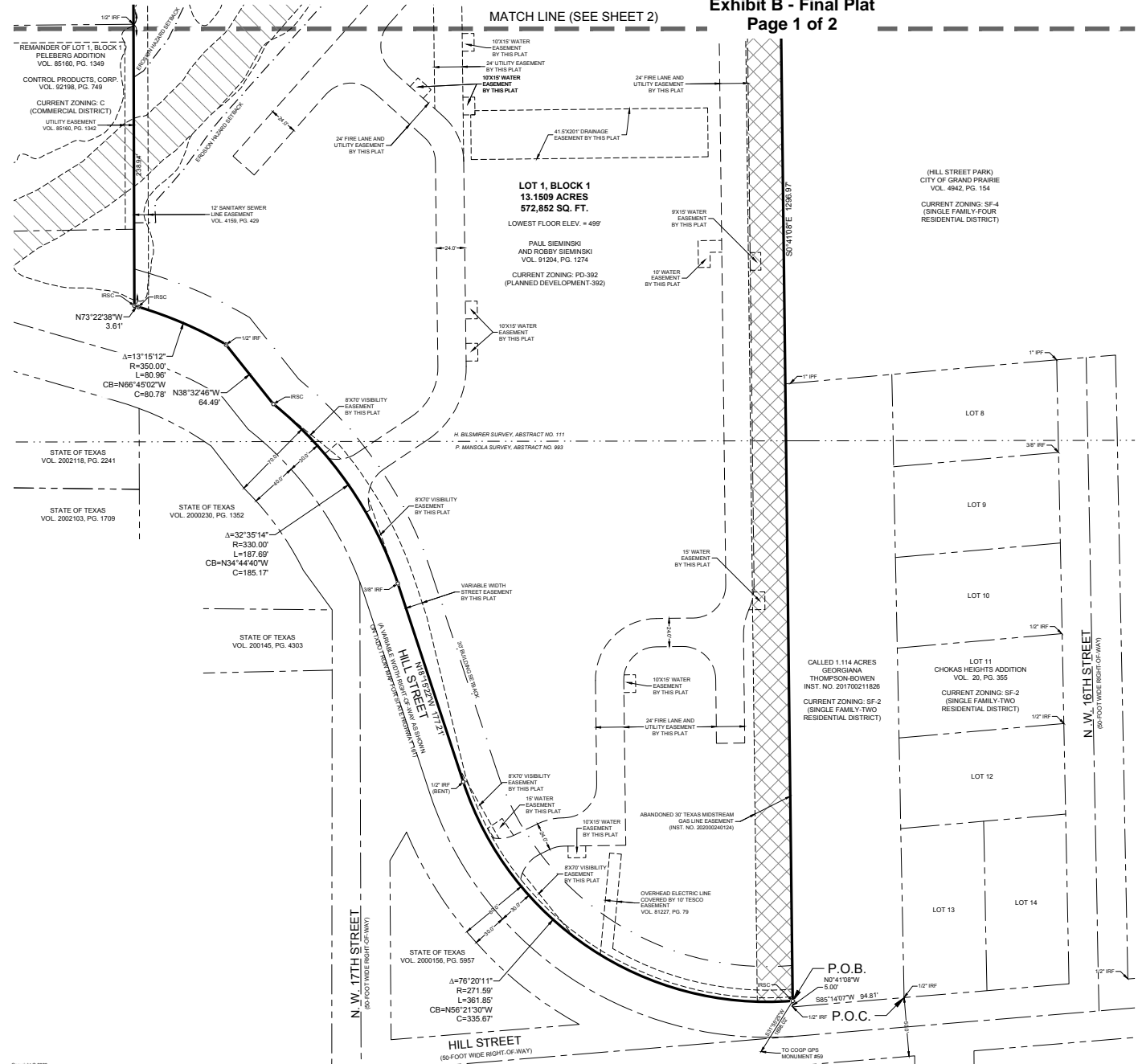
OWNER:
PAUL SIEMINSKI AND ROBBY SIEMINSKI
1730 ESQUIRE PLACE
GRAND PRAIRIE, TEXAS 75050
PHONE: 972-489-7285
CONTACT: PAUL SIEMINSKI

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: JOSHUA D. WARGO, R.L.S.

N.W. 17TH STREET
(50-FOOT WIDE RIGHT-OF-WAY)

N.W. 16TH STREET
(50-FOOT WIDE RIGHT-OF-WAY)

HILL STREET
(50-FOOT WIDE RIGHT-OF-WAY)





Legislation Details (With Text)

File #:	20-10484	Version:	1	Name:	P201101 - Natitex, Lot 1, Block 1
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P201101 - Final Plat - Natitex, Lot 1, Block 1 (City Council District 1). A Final Plat to establish Lot 1, Block 1, Natitex Addition, out of a .857 acre tract. Located at 923 S Highway 161, legally described as .857 acres out of the Elizabeth Gray Survey, Abstract No. 517, Page 215, Dallas County, City of Grand Prairie, Texas, Zoned PD12 District, and generally located north of Desco Lane and east of State Highway 161.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P201101 - Final Plat - Natitex, Lot 1, Block 1 (City Council District 1). A Final Plat to establish Lot 1, Block 1, Natitex Addition, out of a .857 acre tract. Located at 923 S Highway 161, legally described as .857 acres out of the Elizabeth Gray Survey, Abstract No. 517, Page 215, Dallas County, City of Grand Prairie, Texas, Zoned PD12 District, and generally located north of Desco Lane and east of State Highway 161.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A Final Plat to establish Lot 1, Block 1, Natitex Addition, out of a .857 acre tract. Located at 923 S Highway 161, legally described as .857 acres out of the Elizabeth Gray Survey, Abstract No. 517, Page 215, Dallas County, City of Grand Prairie, Texas, Zoned PD-12 District, and generally located north of Desco Lane and East of State Highway 161, within the HWY 161 Corridor Overlay District.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create a useable lot for Disability Dental Services. The site plan is approved,

and the building is constructed. The applicant is completing the last step in the development process.

ADJACENT LAND USES:

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

Table 1: Surrounding Land Uses

Direction	Zoning	Existing Use
North	PD-12	Vacant Lot
South	PD-12	Vacant Lot
East	PD-175	Townhomes
West	N/A	HWY 161

Table 2: Summary of Lot Requirements

Standard	Required	Provided	Meets?
Min. Lot Area (Sq. Ft.)	5,000	37,336	Yes
Min. Lot Width (Ft.)	50	202	Yes
Min. Lot Depth (Ft.)	100	180	Yes
Front Setback (Ft.)	25	25	Yes

HISTORY:

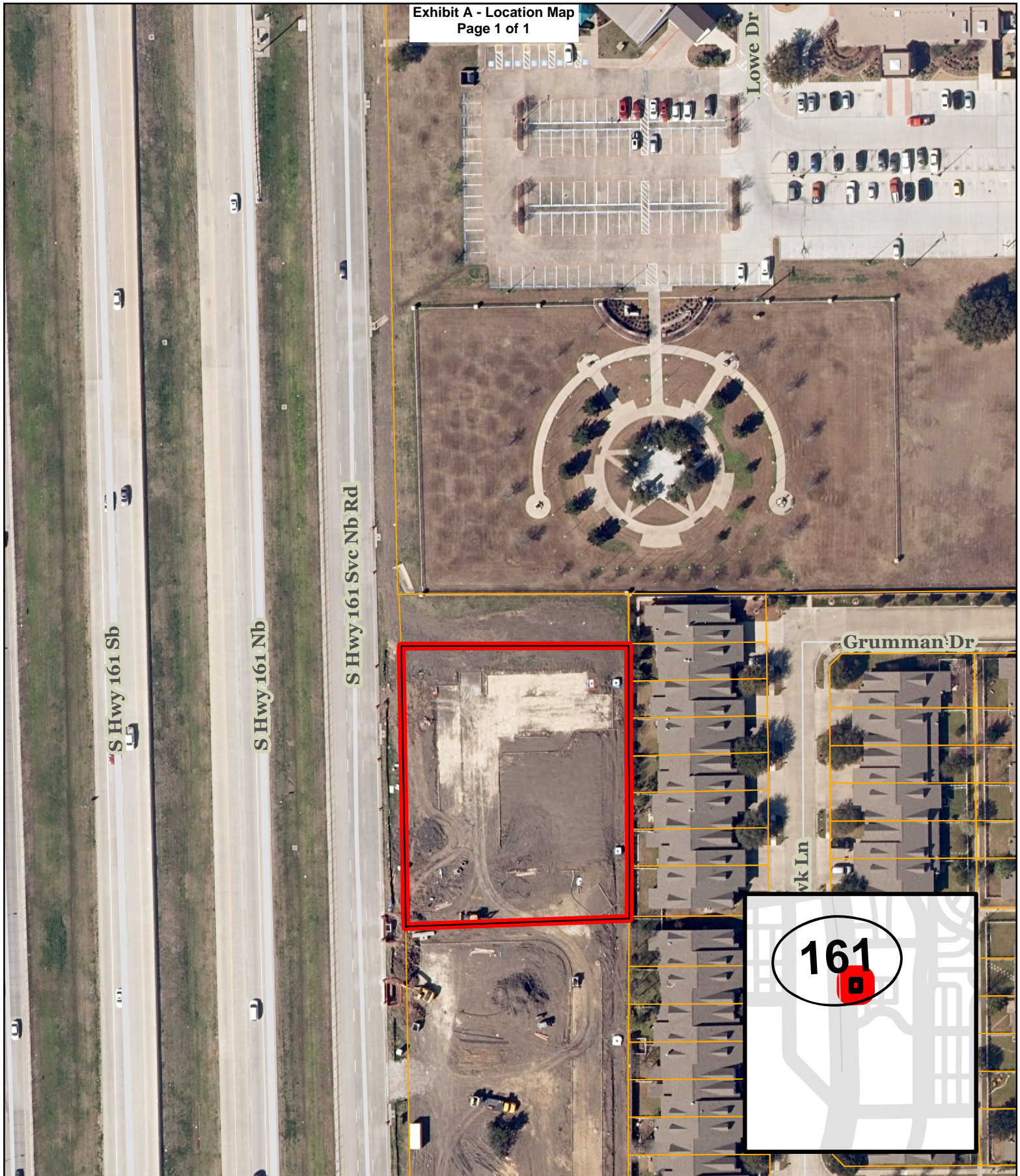
- December 12, 2017: The City Council approved Site Plan for Disability Dental Services (S171203).

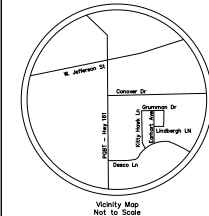
PLAT FEATURES:

The lot will be accessible from HWY 161 and via access easement from Desco Lane. The plat depicts all necessary easements, front build line, and fire lanes. The plat meets density and dimensional requirements in the UDC.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5468
hbeasley@msn.com
P. O. BOX 8873
FORT WORTH, TEXAS 76124

LINE	BEARING	LENGTH
W1	N89°24'24"E	20.00
W2	S01°22'00"E	134.75
W3	N88°35'00"E	9.21
W4	S01°24'00"E	15.00
W5	S88°35'00"W	9.21
W6	S01°22'00"E	31.51
W7	N88°27'48"E	10.00
W8	S01°24'00"E	15.00
W9	S88°27'48"W	10.00
W10	S01°25'00"E	8.46
W11	S88°35'00"W	20.00

LINE	BEARING	LENGTH
E1	N01°25'00"W	15.04
E2	N88°35'00"E	7.55
E3	N01°24'51"W	164.35
E4	N89°24'24"E	24.00
E5	S01°24'51"E	164.01
E6	N88°35'00"E	3.51
E7	S88°35'00"W	117.50

Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	26°12'08"	30.00	13.75	S78°18'04"E	13.63
C2	89°56'49"	28.00	43.97	N43°24'33"E	39.59
C3	90°02'05"	28.00	44.00	S46°25'54"E	39.61
C4	39°37'21"	52.00	35.96	S71°36'11"E	35.25

Notes:

Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

The purpose of this plat is to create a single commercial lot.

The subject property is not graphically located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map #48113C0435M in Dallas County, March 21, 2019.

Approval of a project by the Planning and Zoning board, and/or City Council, does not release the Building Inspections Permit or Public Works Permit for construction.

Final engineering plans released for construction are required prior to the recording of the final plat.

Contractor/Owner shall not alter, impede, or redirect the surface flow of storm water runoff per State requirements and shall control erosion on the site per federal, state, and local requirements.

Offsite easements are required to be dedicated by separate instrument. The design engineer and developer shall coordinate the recordation of offsite easements with the City Right-of-Way Agent. Documents for offsite easements shall be submitted with the civil design package to the Engineering Division and shall be deemed ready for recordation by the City Right-of-Way Agent prior to the filing the final plat and/or release of the plans for construction.

NOTE:

CM - Control Monument for Directional Control Line.

IRS - Iron Rod Set, stamped "Beasley RPLS #0066".

IRF - Iron Rod Found.

D & UE - Drainage & Utility Easement dedicated by this plat.

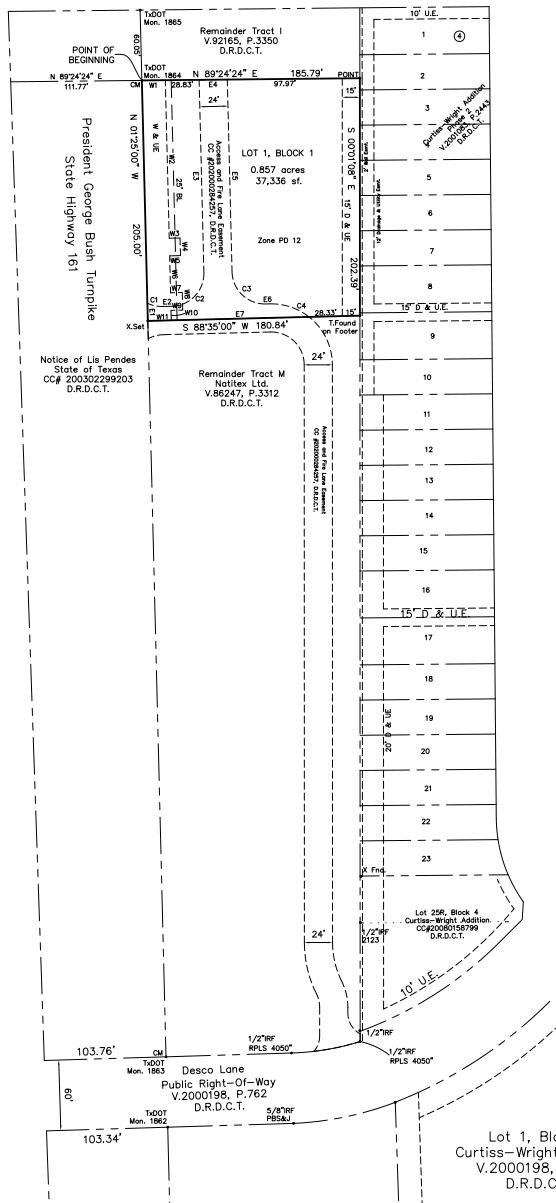
W & UE - Water & Utility Easement dedicated by this plat.

BL - Building setback line.

The bearings recited herein are oriented to the City of Grand Prairie GPS Monument 77.
Combined Grid Scale Factor: 0.9998667741

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH: (817) 429-0194
EMAIL: hbeasley@msn.com
CONTACT: DICK S. JONES, RPLS

OWNER & DEVELOPER:
DISABILITY DENTAL HOLDINGS
Dr. Frank E. Ford
4416 Wills Blvd.
Arlington, TX 76017
817-422-1132
EMAIL: Fefordf@gmail.com



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, DISABILITY DENTAL HOLDINGS, LLC., a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in the Elizabeth Gray Survey, Abstr. No. 517, Dallas County, Texas, being the tract of land described in the deed to DISABILITY DENTAL HOLDINGS, LLC., a Texas limited liability company, recorded in County Clerk's Instrument No. 201800148382, Deed Records, Dallas County, Texas being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1864 (TxDOT), said monument lying in the north line of said Disability Dental tract, said monument being the northeast corner of a tract of land to the State of Texas, recorded in County Clerk's Instrument No. 200302299203, Deed Records, Dallas County, Texas and being the southwest corner of a remainder portion of Tract I, in the deed to IKAZ, S.A., recorded in Volume 52165, Page 3380, Deed Records, Dallas County, Texas and from which a TXDOT monument No. 1865 found bears N01°26'12"W 60.05 feet;

THENCE N89°24'24"E, along the common line of said Disability Dental and IKAZ tracts, a distance of 183.79 feet to a point on a concrete fence, said point lying in the west line of Block 4, Curtiss-Wright Addition, Phase 2, on addition to the City of Grand Prairie, Dallas County, Texas according to the plat recorded in Volume 2001083, Page 2443, Deed Records, Dallas County, Texas;

THENCE S00°01'08"E, along the common line of said Disability Dental and Block 4, a distance of 202.39 feet to a "T" found on a concrete footer;

THENCE S88°35'00"W, a distance of 180.84 feet to an "X" set, said iron rod set lying in the east line of said State of Texas tract and from which a TXDOT monument stamped "1863" found bears S01°25'00"E 627.40 feet;

THENCE N01°25'00"W, along the common line of said Disability Dental and State of Texas tracts, a distance of 205.00 feet to the point of beginning, containing 0.857 acres of land.

The bearings recited herein are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS MY HAND AT Grand Prairie, Dallas County, Texas, this _____ day of _____, 2020.

DISABILITY DENTAL HOLDINGS, LLC.,
a Texas limited liability company

By: Dr. Frank E. Ford, Managing Member

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Frank E. Ford, Managing Member, DISABILITY DENTAL HOLDINGS, LLC., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC DALLAS COUNTY, TEXAS



That I, Dick S. Jones, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY FOR REVIEW PURPOSES ONLY.
NOT TO BE FILED, RECORDED OR CONSTRUED
AS A FINAL PRODUCT.

Dick S. Jones R.P.L.S.
Texas Registration No. 5524
Date: _____ 2020

Final Plat
of
NATITEX ADDITION
Lot 1, Block 1

0.857 Acres of land located in the
Elizabeth Gray Survey, Abstr. No. 517
City of Grand Prairie, Dallas County, Texas

1 Lot

Prepared September 2020

CASE # P201101

Notes 1-1 FF.dwg



Legislation Details (With Text)

File #:	20-10485	Version:	1	Name:	P201002 - I-30/MacArthur Business Center Addition
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P201002 - Preliminary Plat - I-30/MacArthur Business Center Addition (City Council District 5). Preliminary Plat of Lots 1-2 Block 1, Lots 1-2 Block 2 and Lot 1, Block 3, I-30/MacArthur Business Center Addition, creating five industrial lots on 16.94 acres. I-30/MacArthur Business Center Addition, 16.94 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Bagdad Road extending east to Garden Way.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A P201002 Location Map Exhibit B P201002 PP MacArthur Bus				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P201002 - Preliminary Plat - I-30/MacArthur Business Center Addition (City Council District 5). Preliminary Plat of Lots 1-2 Block 1, Lots 1-2 Block 2 and Lot 1, Block 3, I-30/MacArthur Business Center Addition, creating five industrial lots on 16.94 acres. I-30/MacArthur Business Center Addition, 16.94 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Bagdad Road extending east to Garden Way.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Preliminary Plat of Lots 1-2 Block 1, Lots 1-2 Block 2 and Lot 1, Block 3, I-30/MacArthur Business Center Addition, creating five industrial lots on 16.94 acres. 16.94 acre tracts situated in the Joseph Graham

Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Bagdad Road extending east to Garden Way.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to establish (5) five industrial lots on 16.94 acres to construct and operate (5) five individual warehouse developments at this location.

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	LI	Warehouse (Under Construction)
South	PD-41	Warehouse (MacArthur Crossing)
West	SF-4	Single-Family Residential
East	Commercial	Undeveloped

HISTORY:

- Planned Development-41 (PD-41) was originally established in the 1950's. PD-41 allows for light industrial related uses and office/warehouse uses by-right.
- April 13, 2020: The Planning and Zoning Commission approved a Site Plan for Warehouses at I-30 for (5) five industrial lots to accommodate (5) five office/warehouse buildings totaling 16.944 acres (Case Number S200301).
- April 21, 2020: City Council approved a site plan for Warehouses at I-30 for (5) five industrial lots to accommodate (5) five office/warehouse buildings totaling 16.944 acres (Case Number S200301).

PLAT FEATURES:

The preliminary plat establishes fire lanes, access and utility easements to accommodate the development of (5) five individual industrial lots. The preliminary plat depicts existing billboard tract, sign, visibility and utility easements on the properties.

The property is zoned PD-41 for Industrial uses. The following table summarizes the density and dimensional requirements. The Preliminary Plat meets these requirements.

Table 2.1: Summary of Requirements for Block 1

Standard	Required	Lot 1	Lot 2
Min. Lot Area (Sq. Ft.)	5,000	143,606	71,098
Min. Lot Width (Ft.)	50	614	414
Min. Lot Depth (Ft.)	100	230	171
Front Setback (Ft.)	25	25	25

Table 2.2: Summary of Requirements for Block 2

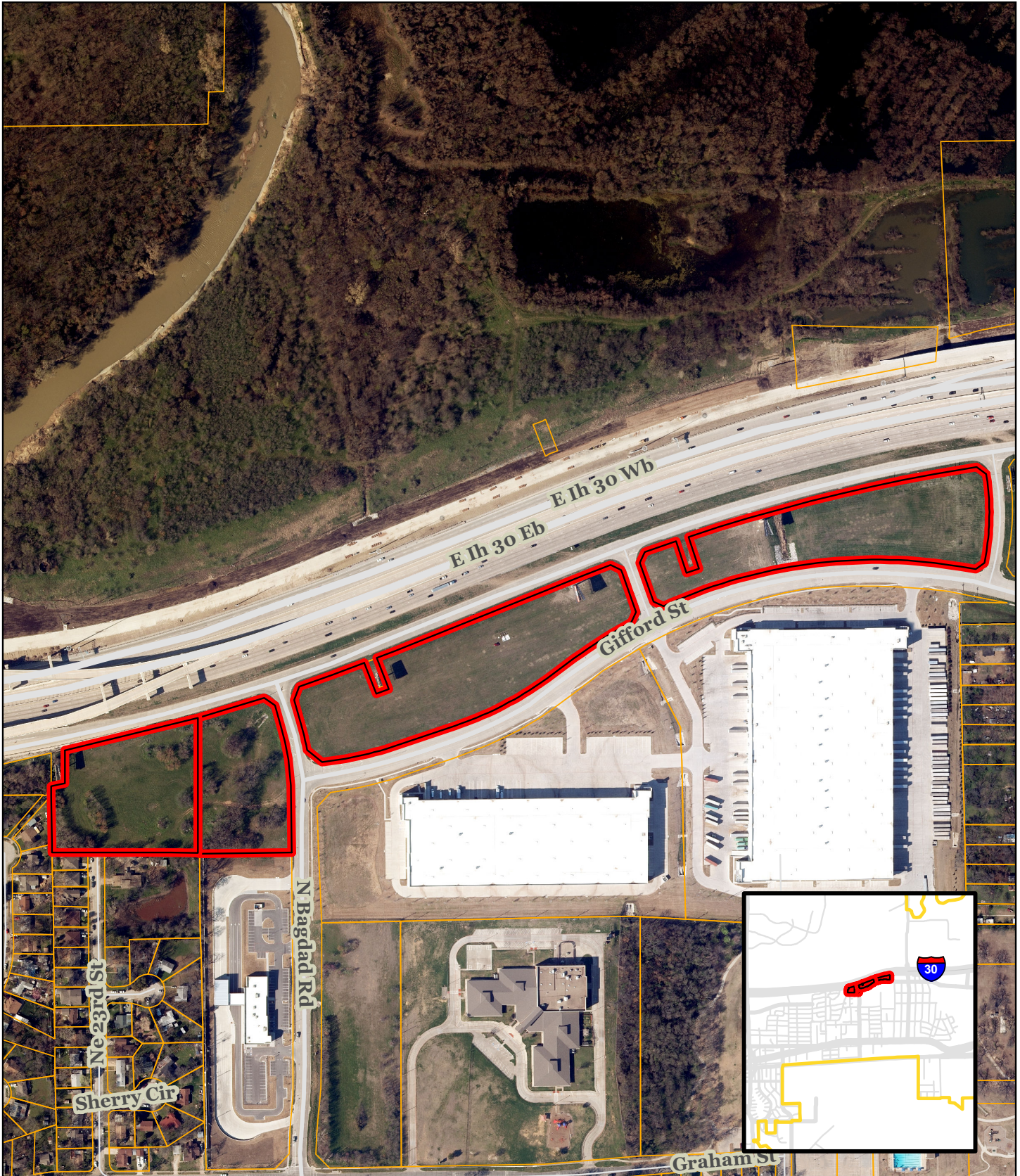
Standard	Required	Lot 1	Lot 2
Min. Lot Area (Sq. Ft.)	5,000	178,955	81,622
Min. Lot Width (Ft.)	50	700	300
Min. Lot Depth (Ft.)	100	270	270
Front Setback (Ft.)	25	25	25

Table 2.3: Summary of Requirements for Block 3

Standard	Required	Lot 1
Min. Lot Area (Sq. Ft.)	5,000	262,792
Min. Lot Width (Ft.)	50	718
Min. Lot Depth (Ft.)	100	440
Front Setback (Ft.)	25	25

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



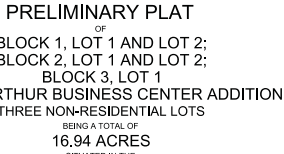
CASE LOCATION MAP
P201002 - Preliminary Plat
I-30/MacArthur Business Center Add.
Lots 1 & 2, Blk 1, Lots 1 & 2, Blk 2, Lot 1
Blk 3



City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org

PAGE 1 OF 1



FOR
LINCOLN PROPERTY COMPANY

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBP&LS FIRM NO. 10029605



Legislation Details (With Text)

File #:	20-10486	Version:	1	Name:	P201003 - I-30/MacArthur Business Center
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P201003 - Final Plat - I-30/MacArthur Business Center (City Council District 5). Final Plat of Lots 1-2 Block 1, of I-30/MacArthur Business Center Addition, establishing two industrial lots on 4.929 acres. I-30/MacArthur Business Center Addition, 4.29 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the IH-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Burbank Way extending east to Garden Way.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A P201003 Location Map](#)
[Exhibit B P201003 FP I30 MacArthur Bus Blk 1, Lots 1 -2](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P201003 - Final Plat - I-30/MacArthur Business Center (City Council District 5). Final Plat of Lots 1-2 Block 1, of I-30/MacArthur Business Center Addition, establishing two industrial lots on 4.929 acres. I-30/MacArthur Business Center Addition, 4.29 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the IH-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Burbank Way extending east to Garden Way.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Final Plat of Lots 1-2 Block 1, I-30/MacArthur Business Center Addition, creating two industrial lots on 4.92 acres. 4.92 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street;

in between Burbank Way and Garden Way.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create two industrial lots on 4.92 acres to construct and operate two warehouse developments on two lots at this location.

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	LI	Warehouse
South	PD-41	Warehouse
West	PD-41	Undeveloped
East	PD-41	Undeveloped

HISTORY:

- Planned Development-41 (PD-41) was originally established in the 1950's. PD-41 allows for light industrial related uses and office/warehouse uses by-right.
- April 13, 2020: The Planning and Zoning Commission approved a Site Plan for Warehouses at I-30 for (5) five industrial lots to accommodate (5) five office/warehouse buildings totaling 16.944 acres (Case Number S200301).
- April 21, 2020: City Council approved a site plan for Warehouses at I-30 for (5) five industrial lots to accommodate (5) five office/warehouse buildings totaling 16.944 acres (Case Number S200301).
- October 26, 2020: Planning & Zoning Commission shall consider approval for Preliminary Plat, I-30/MacArthur Business Center Addition, Block 1, Lots 1-2, Block 2, Lots 1-2 and Block 3, Lot 1 to establish (5) five industrial lots to accommodate the development of (5) five warehouses on 16.94 acres (Case Number P201002).

PLAT FEATURES:

The Final Plat establishes proposed fire lane, access and utility easements for Block 1, Lots 1-2; to accommodate Buildings 1 and 2. The plat depicts an existing billboard tract, utility and visibility easements.

The property is zoned PD-41 for industrial uses. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

Table 2: Summary of Requirements

Standard	Required	Provided Lot 1	Provided Lot 2
Min. Lot Area (Sq. Ft.)	15,000	143,606	71,098
Min. Lot Width (Ft.)	100	614	414
Min. Lot Depth (Ft.)	150	230	171
Front Setback (Ft.)	25	25	25

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

EXHIBIT A - LOCATION MAP
PAGE 1 OF 1



CASE LOCATION MAP

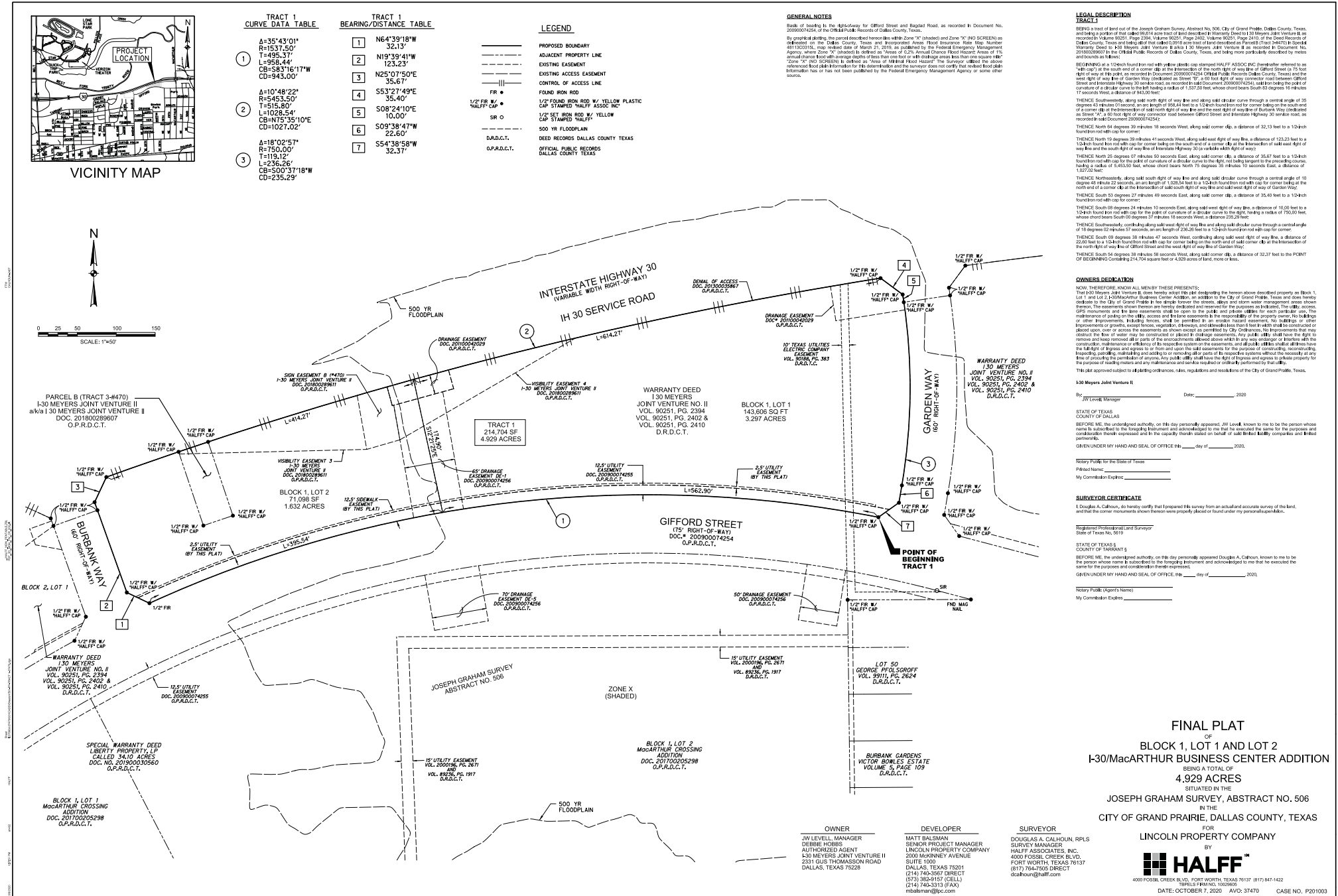
**P201003 - Final Plat
I-30/MacArthur Business Center Add.
Lot 1 & 2, Block 1**



**City of Grand Prairie
Development Services**

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

EXHIBIT B - FINAL PLAT
PAGE 1 OF 1





Legislation Details (With Text)

File #:	20-10487	Version:	1	Name:	P201004 - The Lakeside
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P201004 - Final Plat - The Lakeside (City Council District 4). Final Plat of the Lakeside, creating 44 single family residential lots and four open space lots on 10 acres. Tract 2A1, 2A3, 2A3A1, 2A3B, 2A3C, 2A3D, and 2A03A2 of the Boalis Estes Survey, Abstract No. 438, City of Grand Prairie, Tarrant County, Texas, zoned PD-401, within the Lake Ridge Corridor Overlay District, and generally located on the north side of Hanger Lowe Rd, east of Coastal Blvd, and west of Nautical Dr.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P201004 - Final Plat - The Lakeside (City Council District 4). Final Plat of the Lakeside, creating 44 single family residential lots and four open space lots on 10 acres. Tract 2A1, 2A3, 2A3A1, 2A3B, 2A3C, 2A3D, and 2A03A2 of the Boalis Estes Survey, Abstract No. 438, City of Grand Prairie, Tarrant County, Texas, zoned PD-401, within the Lake Ridge Corridor Overlay District, and generally located on the north side of Hanger Lowe Rd, east of Coastal Blvd, and west of Nautical Dr.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat of the Lakeside, creating 44 single family residential lots and four open space lots on 10 acres. Tract 2A1, 2A3, 2A3A1, 2A3B, 2A3C, 2A3D, and 2A03A2 of the Boalis Estes Survey, Abstract No. 438, City of Grand Prairie, Tarrant County, Texas, zoned PD-401, within the Lake Ridge Corridor Overlay District, and generally located on the north side of Hanger Lowe Rd, east of Coastal Blvd, and west of Nautical Dr.

ADJACENT LAND USE:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-249	Single Family Residential
South	PD-384	Undeveloped
West	PD-249	Single Family Residential
East	PD-249A	Retention Pond

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 44 residential lots and four open space lots to facilitate the development of a single-family subdivision.

HISTORY:

- May 19, 2020: City Council approved PD-401 (Z200501), zoning 10 acres for single-family residential use. The Concept Plan included in the request served as the Preliminary Plat.

DEVELOPMENT CHARACTERISTICS:

The Lakeside subdivision includes 44 residential lots and will be accessible from two points on Hanger Lowe Rd. The right-of-way for the internal streets will be dedicated with this plat. The single family lots must have a minimum width of 52 ft. and a minimum depth of 116 ft.

The subdivision will include a masonry screening wall along Hanger Lowe Rd. A mandatory homeowners association will be responsible for maintaining open space lots.

RECOMMENDATION:

The Development Review Committee recommends approval with the following conditions:

1. Prior to submitting the final plat for signatures and filing, the applicant shall abandon the 20 ft. access easement by separate instrument and add the instrument number to this plat.
2. The developer shall finalize street names with the Planning Division and update the plat to reflect the revised street names.

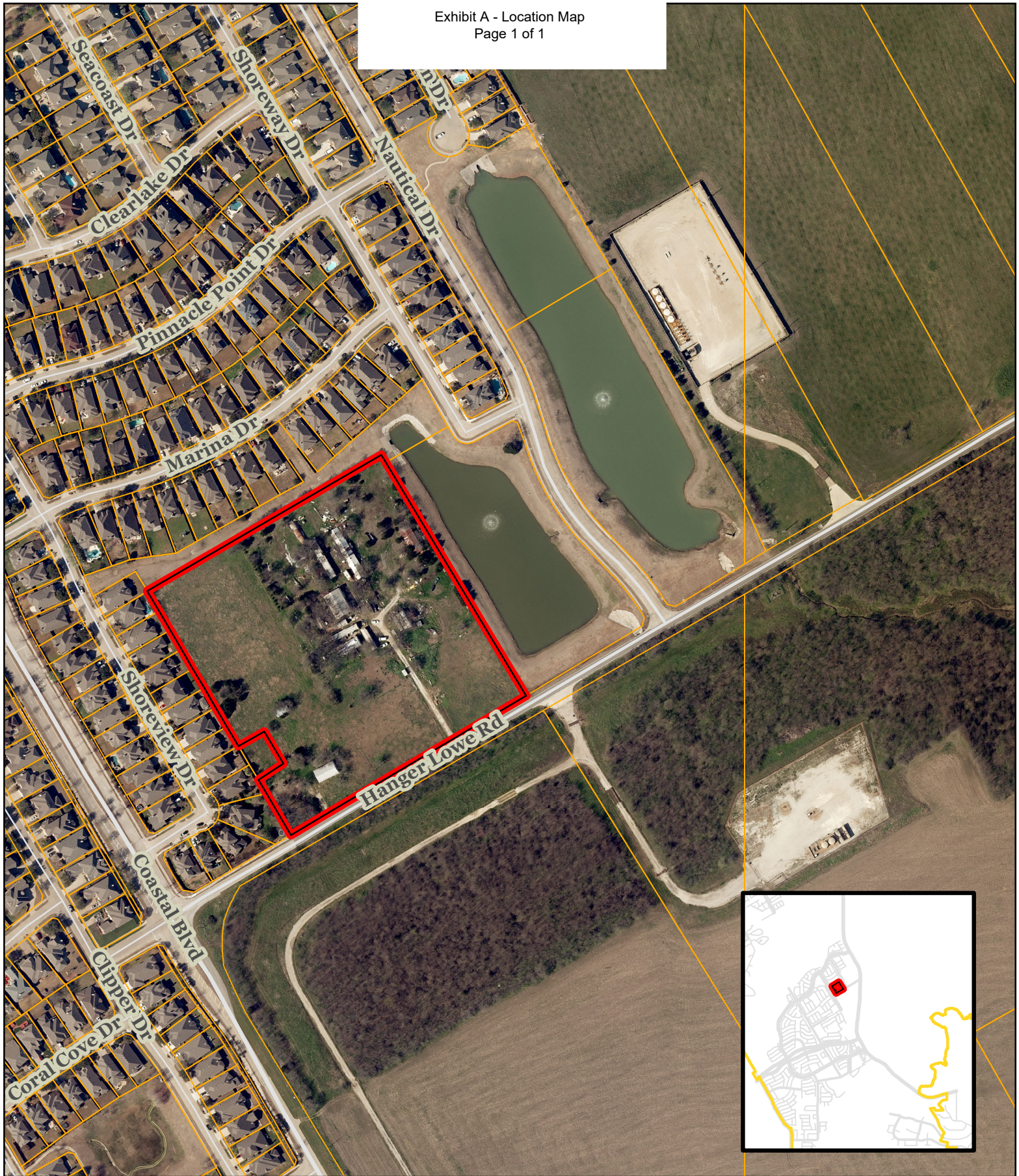


Exhibit B - Final Plat
Page 1 of 1



Line #	Distance	Bearing
L1	21.15'	S14°26'05"W
L2	27.03'	S14°26'05"W
L3	21.31'	N75°47'24"W
L4	27.10'	N75°47'24"W
L5	27.14'	S14°29'31"W
L6	21.32'	S14°29'31"W
L7	21.17'	N75°25'15"W
L8	27.00'	S75°25'15"E
L9	14.00'	N13°48'11"E
L10	14.00'	S75°01'39"E
L11	14.00'	N13°48'11"E

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, Oakhollow Group, Ltd. is the owner of a tract of land situated in the City of Grand Prairie, Tarrant County, Texas, and in the B. Estes Survey, Abstract No. 1707, Tarrant County, Texas, and being that same tract of land situated in General Warranty Deed to said Oakhollow Group, Ltd. and recorded in Document No. D21928444 of the Deed Records of Tarrant County, Texas, (O.P.R.D.C.T.), and being more particularly described by notes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone 42ND, North American Datum of 1983 (NAD83) (U.S. Foot) with no combined scale factor):
BEGINNING at a 5/8 inch rebar found for a southeast corner of said Oakhollow Group, Ltd. tract, same being the easternmost corner of Lakewalk Drive (Formerly Hangar Lowe Road) (30 foot public right-of-way), as dedicated by The Harbour at Grand Peninsula Phase 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 8785 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);
THENCE North 30 Degrees 31 Minutes 08 Seconds West, with the Northeast right-of-way line of said Lakewalk Drive, passing at a distance of 30.00 feet, a 5/8 inch other found for the Easternmost corner of Lot 12, Block W of said Harbour at Grand Peninsula Phase 2, and continuing with the Northeast line of said Block W, for a total distance of 693.66 feet to a 1/2 inch rebar with a cap stamped "Windrose" set corner, said point being the southeast corner of Lot 17, Block T of said Harbour at Grand Peninsula Phase 2, same being the Northwest corner of the herein described tract, from said point a 5/8 inch rebar found for the Northeast corner of Lot 1, Block W of said Harbour at Grand Peninsula Phase 2 bears North 30 Degrees 31 Minutes 08 Seconds West, a distance of 51.72 feet and from said point, a 5/8 inch rebar found for the easternmost corner of said Lot 1 bears South 30 Degrees 31 Minutes 08 Seconds East, a distance of 1.28 feet;
THENCE North 59 Degrees 47 Minutes 19 Seconds East, with a Southeast line of said Lot 17, a distance of 629.42 feet to a 1/2 inch rebar found for an interior "off" corner of said Lot 17, same being the North corner of the herein described tract;
THENCE South 30 Degrees 36 Minutes 44 Seconds East, with a Southwest line of said Lot 17, and with the Southwest line of Lot 17, Block T of The Landing at Grand Peninsula, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 7331, P.R.T.C.T., for a total distance of 629.26 feet to a point for corner, said point being the southwest corner of Hangar Lowe Drive, a 30 foot public right-of-way as dedicated by said Landing at Grand Peninsula, same being the East corner of the herein described tract, and from which a 5/8 inch rebar found for reference bears South 28 Degrees 55 Minutes 42 Seconds East, a distance of 1.1 feet, and a 5/8 inch rebar found for reference bears North 28 Degrees 27 Minutes 53 Seconds West, a distance of 28.3 feet;
THENCE South 59 Degrees 23 Minutes 17 Seconds West, with the approximate centerline of said Hangar Lowe Road, and with the Southeast line of said Oakhollow Group, Ltd. tract, a distance of 630.54 feet to the POINT OF BEGINNING and containing 435.601 square feet or 10,000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That Oakhollow Group, Ltd. does hereby adopt this plat designating the herein above described property as **THE LAKESIDE**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie the streets, alleys and items water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utility for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard area. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or part of the encroachment allowed above which in any way endangers or interferes with the construction, maintenance or efficiency of its respective system in the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas
OAKHOLLOW GROUP, LTD.
By: _____ (Signature)
Authorized Representative (Printed Name)
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.
Notary Public in and for the State of Texas
STATE OF TEXAS §
COUNTY OF DENTON §
This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 07/20/2020
Mark N. Peoples, R.P.L.S.
No. 6443
STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.
Notary Public in and for the State of Texas

PLAY APPROVAL DATE:
THIS PLAY IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAY IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREIN ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.
CHAIRPERSON _____
CERTIFIED DIRECTOR OF PLANNING OR DESIGNER _____
OWNER/DEVELOPER
OAKHOLLOW GROUP, LTD.
2600 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TX 76008
REGISTERED SURVEYOR
WINDROSE
LAND SURVEYING | PLATTING
226 ELM STREET, SUITE 200 | URBANSVILLE, TX 75077 | 214.217.2544
FIRM REGISTRATION NO. 167431 | WINDROSE-SURVEYS.COM
DRAWN BY: E.R. DATE: 07/07/2020 CHECKED BY: MNP JOB NO.: CML206148-01
— JULY 2020 —

LEGEND OF ABBREVIATIONS
• D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
• P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
• D.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
• O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
• IRS 1/2 INCH CAPED REBAR STAMPED "ASC" SET
• C.M. CONTROLLING MONUMENT
• ESM.T. EASEMENT
• INST. INSTRUMENT
• MAINT. MAINTENANCE

SURVEYORS NOTES:
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 42ND North American Datum of 1983 (NAD 83) (U.S. Foot).
2. This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0485 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by notes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is create 44 residential lots and 4 HOA lots from a previously un-platted tract of land.
5. Zoning Classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. Open space lots will be maintained by the Home Owners Association (HOA).
8. Lots 1X, Block A, 16X & 17X, Block B, and 1X, Block C are considered buffer lots.
9. Lot 17X, Block B is for a mail kiosk.



Legislation Details (With Text)

File #:	20-10488	Version:	1	Name:	P200104 - Mira Lago Crossing
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	P200104 - Final Plat - Mira Lago Crossing (previously Lakeridge Commons) (City Council District 4). Final Plat for Mira Lago Crossing, creating 98 residential lots on 33.653 acres. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy, south of Hanger Lowe Rd, and east of Coastal Blvd.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P200104 - Final Plat - Mira Lago Crossing (previously Lakeridge Commons) (City Council District 4). Final Plat for Mira Lago Crossing, creating 98 residential lots on 33.653 acres. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy, south of Hanger Lowe Rd, and east of Coastal Blvd.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Mira Lago Crossing (formerly Lakeridge Commons), creating 98 residential lots on 47.2 acres. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy, south of Hanger Lowe Rd, and east of Coastal Blvd.

ADJACENT LAND USE:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-249	Single Family Residential
	PD-409	Undeveloped
	PD-249A	Retention Pond
South	PD-384	Gas Well Pad Site
	A	Undeveloped
	PD-298B	Single Family Residential
West	PD-249; PD-298B	Single Family Residential
East	PD-384	Undeveloped

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 98 residential lots and 12 open space lots on 47.2 acres to facilitate the development of a single-family subdivision and to dedicate the necessary right-of-way to extend Grandway Drive to Lake Ridge Pkwy.

HISTORY:

- November 20, 2018: City Council approved PD-384 (Case Number Z181101/CP181101), zoning 91.1 acres for single-family, single family townhouse, and mixed use.
- January 7, 2020: City Council approved an amendment to PD-384 (Case Number Z181101A/CP181101A) to allow for limited stand-alone multi-family use.

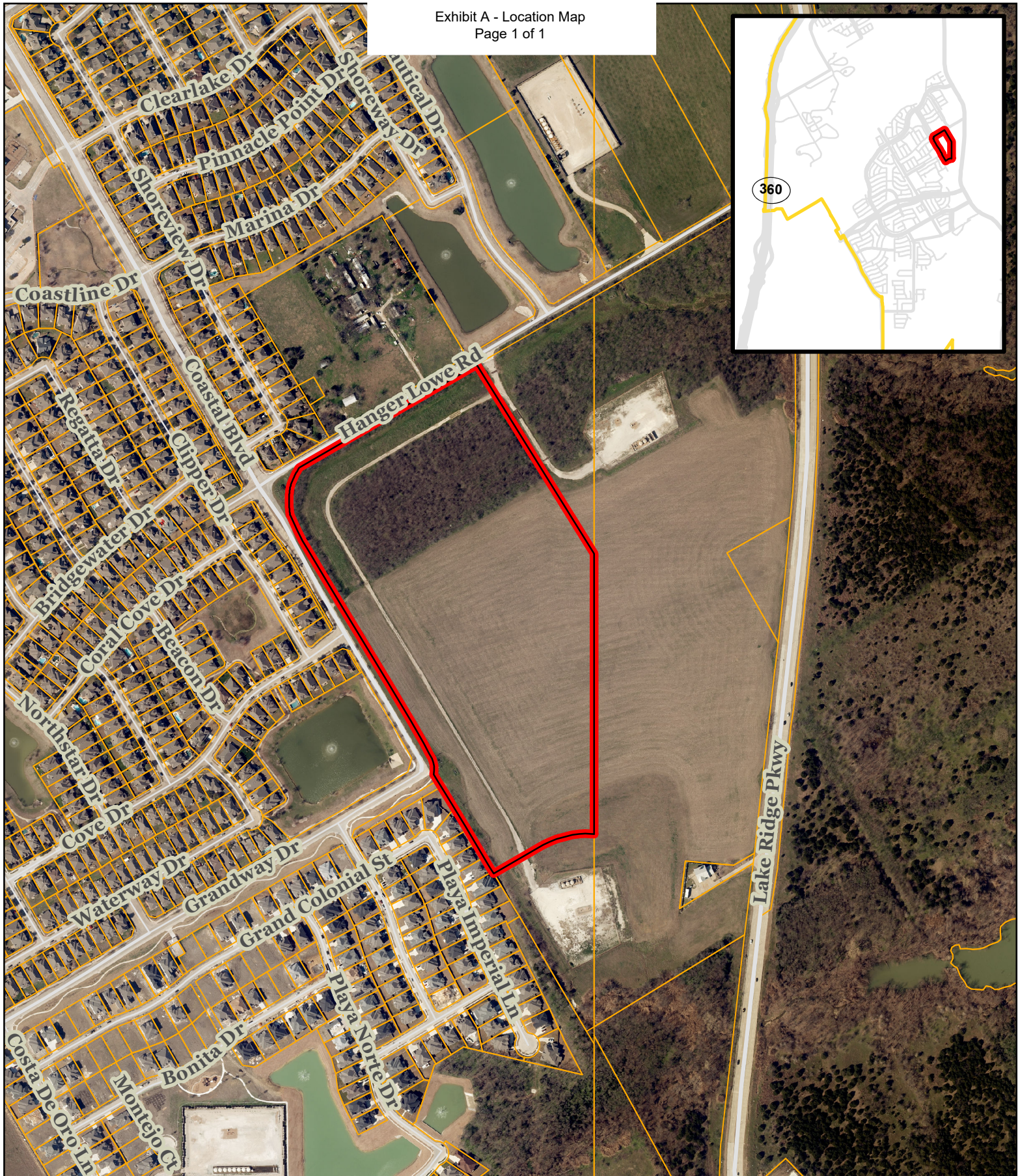
DEVELOPMENT CHARACTERISTICS:

The Mira Lago Crossing subdivision includes 98 residential lots and 12 open space lots. The residential lots are a minimum of 65 ft. in width and range in size from 7,800 sq. ft. to 16,547 sq. ft. The subdivision will be accessible from Hanger Lowe Rd and Grandway Dr. The right-of-way for internal streets and the extension of Grandway to Lake Ridge Pkwy will be dedicated with this plat.

The subdivision will include perimeter screening along Hanger Lowe Rd and Coastal Blvd consisting of a living screen, masonry screening wall or a combination of each. A mandatory homeowners association will be responsible for maintaining open space lots.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



Page 1 of 1





Legislation Details (With Text)

File #:	20-10489	Version:	1	Name:	S201002 - ATS Drive-Thru
Type:	Agenda Item	Status:		Status:	Items for Individual Consideration
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	S201002 - Site Plan - ATS Drive-Thru (City Council District 1). A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

S201002 - Site Plan - ATS Drive-Thru (City Council District 1). A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.

PURPOSE OF REQUEST:

The applicant intends to construct an approximately 11,000 sq. ft. building which will provide retail/restaurant uses. Site Plan approval by City Council is required for any project involving subdivision of property that is not single family residential.

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	Industrial
South	LI	Vacant Land
West	LI	Asia Times Square
East	LI, PD-350	Commercial, Vacant Land

ZONING HISTORY:

- May 10, 2011: City Council approved a Specific Use Permit for a multipurpose room within Hong Kong Market (SU110502).
- July 1986: Planning and Zoning Commission approved Sam's Properties Replat for Lots 1R & 5R.
- November 1985: City Council approved a Site Plan for Sam's Club and Walmart (S852SW21).
- June 1985: Planning and Zoning Commission approved Sam's Properties Final Plat.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to develop the north portion of Lot 1R (Hong Kong Market) into retail/restaurant spaces. The eastern portion of the building will provide a drive-through option a café or restaurant. The proposed layout will be approximately 75 percent restaurant and 25 percent retail. The applicant only has one tenant lined up at this time, 7 Leaves Café, which will be for the drive-thru portion of the building.

The property has access from W Pioneer Parkway and will have an access easement established to allow access from S Great Southwest Parkway. By having access from Great Southwest Parkway, this will allow for garbage trucks to access the dumpster location with ease. The owner has executed a written agreement with the property owner of Lot 5R (gas station located on the corner of W Pioneer and S GSW) to establish an access easement with the driveway situated on the east property line. Mr. Loh will be required to file this agreement as a separate instrument and provide staff with a copy and show the instrument on the replat.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned Light Industrial; Since the property is not located in an Overlay District and is

commercial in nature, the development is subject to the standards found in Article 6, 8, and 10 in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements with one exception.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	15,000	49,738	Yes
Min. Lot Width (Ft.)	100	295	Yes
Min. Lot Depth (Ft.)	150	151	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	15	Yes
Side Setback (Ft.)	20	20	Yes
Max Height (Ft.)	50	27	Yes

Parking

The table below evaluates the parking requirements. Due to physical restraints of the proposed lot, the applicant does not have enough space provide the necessary parking. To meet the requirements of Article 10, the applicant is proposing shared parking with the property to the south (Hong Kong Market). The applicant will need to execute a shared parking agreement to meet all parking requirements. This will ensure that each of the land uses meets City requirements and provides adequate parking. The applicant has demonstrated through the use of shared parking charts listed in Article 10 that there is a reduction in off-street parking and that the parking lot will sufficiently meet the needs of all uses. Since the proposed property will provide over half the required parking, the remaining parking was prorated and calculated in the formula.

Table 3: Parking Requirements

Standard	Required	Provided	Meets
On Site Parking SpN/A		33	N/A
Off-Site (Shared) PN/A		18	N/A
Total Parking Spac51		51	Yes
Handicapped Spac3		3	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the UDC. The table below summarizes these requirements. The proposal does not meet all the requirements. The applicant is asking for a variance from the street trees requirement (6 required). First, street trees are not allowed under overhead utility lines. There is a 60-foot electric easement that runs parallel to Pioneer Parkway and the building. Second, the applicant is wanting to create a master landscape plan for the entire Asia Times Square project, that will be consistent along all street frontages. This “International Corridor” will provide enhanced beautification and streetscaping that will include elements of Asian countries.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	4,974 (10%)	12,282 (25 %)	Yes
Trees	10	4	No
Required Shrubs	100	100	Yes
Additional Shrubs	N/A	62	N/A
Total Shrubs	100	162	Yes

Groundcover / Grass	N/A	79%	N/A
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Exterior Building Materials

The exterior finish materials include brick, stucco, composite wood panel, and glass. The applicant is meeting and exceeding recommendations of Article 6 of the UDC. The building features sweeping articulations, a healthy blend of masonry, wood and a high percentage of glass frontage along Pioneer Parkway. The applicant added glass on the south façade to break up the masonry/wood, giving the building a finished product on all four sides. The building will blend well with the existing Asia Times Square, and Hong Kong Market.

Table 5: Building Materials

Standard	Required	Provided	Meets
Masonry	N/A	65%	N/A
Engineered Wood	N/A	14%	N/A
Glass	N/A	21%	N/A
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

VARIANCES:

1. Required Site/Street Trees - the proposal includes 0 street trees (6 required) and is deficient in total site trees (10 required, 4 provided). There is a 60-foot electric easement prohibiting trees from being planted under utility lines. UDC requires 1 tree per 500 sq. ft. of landscaped area and 1 tree per 50 linear feet along arterial street.

ANALYSIS:

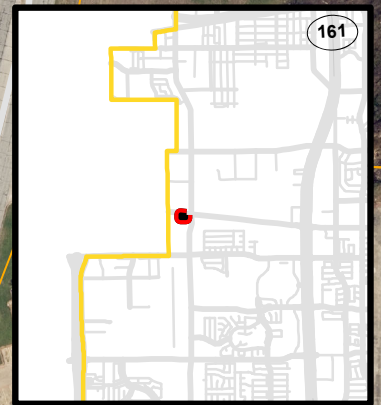
Since the applicant is exceeding all other landscaping requirements and is wanting to complete a master redesign of the landscaping along Pioneer Parkway, staff does not object to the variance. Mr. Loh's vision for a International Corridor will provide enhanced beautification and streetscaping to Pioneer Parkway.

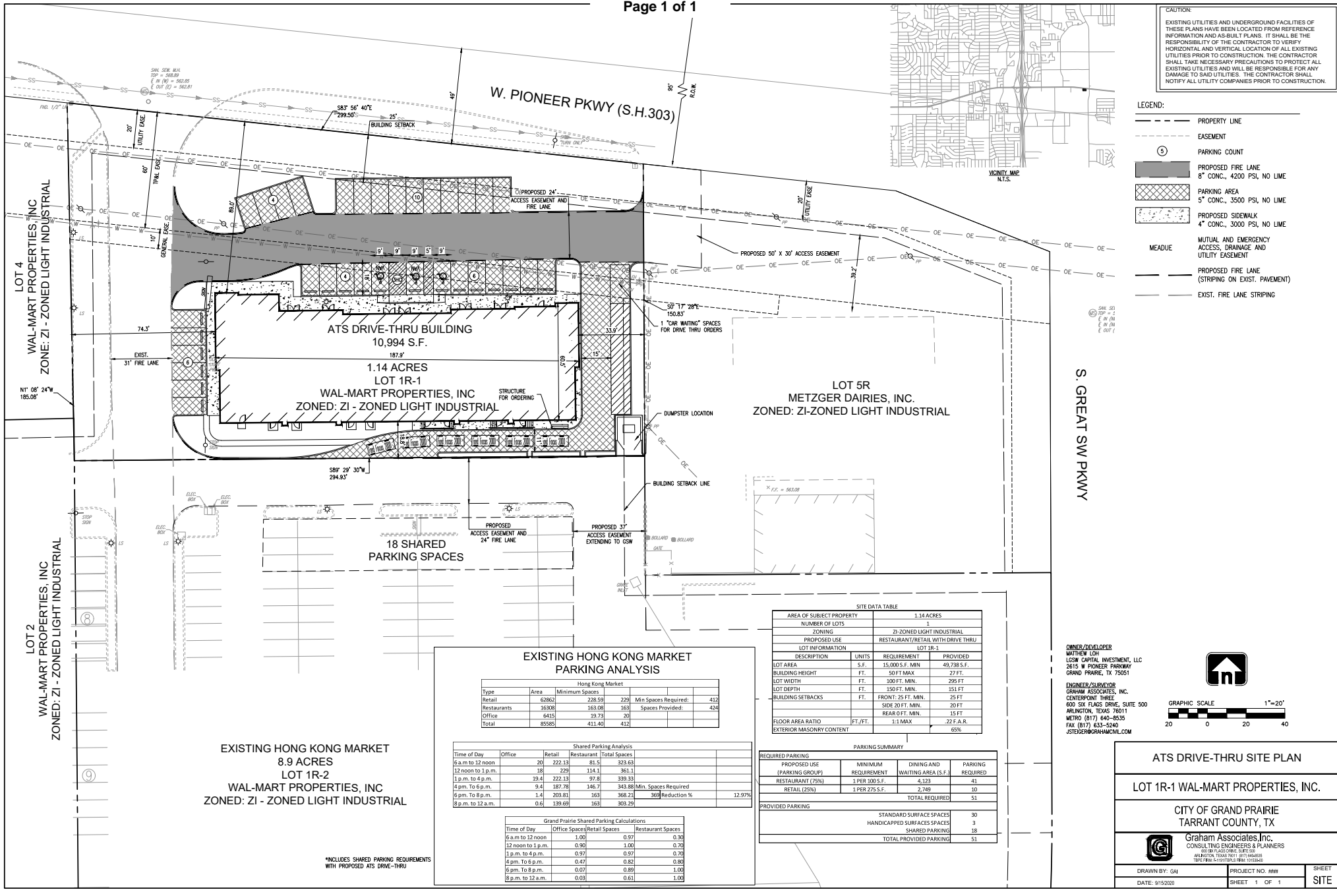
Staff also believes that the shared parking agreement is appropriate for this use. By developing the frontage part of this lot, unused parking spaces can be transformed into useable retail and restaurant space.

RECOMMENDATION:

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

- An access easement established with the property owner on the corner of W Pioneer and S Great Southwest Parkway. The applicant will need to file the agreement with the County and provide a separate instrument number on the replat.
- A shared parking agreement executed before the issuance of building permits.
- The property is replatted before the issuance of building permits.





EXISTING HONG KONG MARKET
PARKING ANALYSIS

Hong Kong Market					
Type	Area	Minimum Spaces	225	Min Spaces Required:	412
Retail	62862	228.59			
Restaurants	16008	169.08	169		426
Office	6415	19.73	20		
Total	85885	417.40	412		

Shared Parking Analysis					
Time of Day	Office	Retail	Restaurant	Total Spaces	
6 a.m. to 12 noon	20	222.13	81.5	303.63	
12 noon to 1 p.m.	38	229	114.1	361.1	
1 p.m. to 4 p.m.	18.4	222.13	97.8	338.33	
4 p.m. to 6 p.m.	9.4	187.78	146.7	343.88	Min. Spaces Required
6 p.m. to 8 p.m.	1.4	203.81	363	368.21	360 Reduction %
8 p.m. to 12 a.m.	0.6	139.69	363	363.29	12.97%

Grand Prairie Shared Parking Calculations			
Time of Day	Office Spaces	Retail Spaces	Restaurant Spaces
6 a.m. to 12 noon	1.00	0.97	0.30
12 noon to 1 p.m.	0.96	1.00	0.70
1 p.m. to 4 p.m.	0.97	0.97	0.70
4 p.m. to 6 p.m.	0.47	0.82	0.80
6 p.m. to 8 p.m.	0.07	0.89	1.00
8 p.m. to 12 a.m.	0.03	0.63	1.00

*INCLUDES SHARED PARKING REQUIREMENTS WITH PROPOSED ATS DRIVE-THRU

SITE DATA TABLE			
AREA OF SUBJECT PROPERTY	1.14 ACRES		
NUMBER OF LOTS	1		
ZONING	ZI-ZONED LIGHT INDUSTRIAL		
PROPOSED USE	RESTAURANT/RETAIL WITH DRIVE THRU		
LOT INFORMATION	LOT 1R-1		
DESCRIPTION	UNITS	REQUIREMENT	PROVIDED
LOT AREA	S.F.	15,000 S.F. MIN	49,738 S.F.
BUILDING HEIGHT	FT.	50 FT. MAX	27 FT.
LOT WIDTH	FT.	100 FT. MIN.	295 FT.
LOT DEPTH	FT.	150 FT. MIN.	151 FT.
BUILDING SETBACKS	FT.	FRONT: 25 FT. MIN.	25 FT.
		REAR 20 FT. MIN.	20 FT.
		REAR 0 FT. MIN.	15 FT.
FLOOR AREA RATIO	FT./FT.	1:1 MAX	22.1 A.R.
EXTERIOR MASONRY CONTENT			60%

PARKING SUMMARY			
REQUIRED PARKING	MINIMUM REQUIREMENT	DINING AND WAITING AREA (S.F.)	PARKING REQUIRED
PROPOSED USE (PARKING GROUP)			
RESTAURANT (75%)	1 PER 100 S.F.	4,123	41
RETAIL (25%)	1 PER 275 S.F.	2,749	10
		TOTAL REQUIRED	51
PROVIDED PARKING			
	STANDARD SURFACE SPACES		30
	HANDICAPPED SURFACE SPACES		3
	SHARED PARKING		18
	TOTAL PROVIDED PARKING		51

OWNER/DEVELOPER
WATHER LOH
LGSW CAPITAL INVESTMENT, LLC
2615 W. PIONEER PARKWAY
GRAND PRAIRIE, TX 75051

ENGINEER/SURVEYOR
GRAHAM ASSOCIATES, INC.
CENTERPOINT THREE
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
METRO (817) 644-8635
FAX (817) 633-5240
JSTERGER@GRAHAMINC.COM



GRAPHIC SCALE
1"=20'
20 0 20 40

ATS DRIVE-THRU SITE PLAN

LOT 1R-1 WAL-MART PROPERTIES, INC.

CITY OF GRAND PRAIRIE

TARRANT COUNTY, TX



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
801 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TELEPHONE 817.644.8635

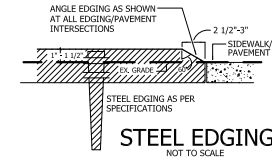
DRAWN BY: G4
DATE: 9/15/2020

PROJECT NO. 888
SHEET 1 OF 1

SITE

CASE NO. S201002

STATE HIGHWAY 303



appr. by:
drawn by:
date: 08-20-20

revisions
08-21-20
08-26-20
08-26-20
08-26-20



Leeming
Design Group
Landscape Architecture
4011 Bldg. New Braunfels, Texas 78130
(817) 247-0000 Fax: (817) 247-0000
leemingdesigngroup.com

LANDSCAPE PLAN

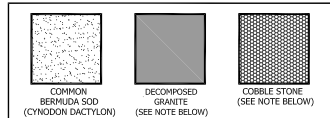
LANDSCAPE PLAN

LANDSCAPE PLAN

CASE NUMBER S201002
ASIA TIMES SQUARE DRIVE-THRU
LOT 1R-1 WALMART PROPERTIES, INC.
STATE HIGHWAY 303
GRAND PRAIRIE, TEXAS

file name:
c:\Grand Prairie\ASIA\Emc\Grand
Prairie_Ash\Emc\GrandPrairie.dwg
sheet
[1-1]

LANDSCAPE LEGEND



SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE, IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

DECOMPOSED GRANITE INSTALLATION NOTES:
a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPER. CROWN
d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 LBS. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

COBBLESTONE INSTALLATION NOTES:
a. LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
d. PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

LANDSCAPE REQUIREMENTS

10% TOTAL SITE TO BE LANDSCAPE AREA
TOTAL SITE - 49,738 SF
REQUIRED - 4,974 SF
PROVIDED - 12,282 SF (24.69%)
TURF 9,606 SF
COBBLE/DG 1,373 SF
SHRUBS 1,147 SF
GROUND COVER 156 SF
MIN. 75% REQUIRED IN FRONT YARD
REQUIRED - 3,731 SF
PROVIDED - 9,244 SF

SITE SHADE TREES
1 - 3" CALIPER TREE PER 500 SF REQ. LANDSCAPE AREA
4,974 SF
500 = 9.95 = 10 TREES REQUIRED
4 SHADE PROVIDED

STREET TREES
1 - 3" CALIPER TREE PER 50 LF FRONTAGE
S.H. 303
299 LF = 6 TREES REQUIRED
(variance requested due to existing TP&L easement)

INTERIOR PARKING TREES
1 - 3" CALIPER TREE PER 20 SPACES
20 SPACES = 1.45 = 2 TREES REQUIRED
3 TREES PROVIDED

SITE SHRUBS
1 - 5 GALLON TREE PER 50 SF REQ. LANDSCAPE AREA
4,974 SF
50 = 99.48 = 100 SHRUBS REQUIRED
176 SHRUBS PROVIDED

PLANT LIST

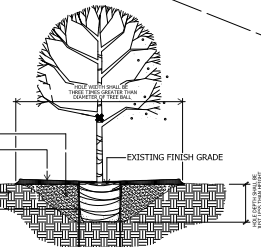
SYM	MATERIAL	QUANTITIES		SIZE	HT	SP	NOTES	SPACING
		REQ.	ADJUST TOTAL					
L.O.	LIVE OAK	1	0 1	3" CAL.	10'-12'	5-6'	NURSERY GROWN	
Q.V.	QUERCUS VIRGINIANA	3	0 3	3" CAL.	10'-12'	6-7'	NURSERY GROWN	
L.B.	LACINIA ELMA	1	0 1	15 GAL.	4'-5"	2-3'	CONT. GROWN	5'oc
N.R.	N. R. STEVENS HOLY	1	0 1	15 GAL.	4'-5"	2-3'	CONT. GROWN	5'oc
J.V.	JUNIPERUS VIRGINIANA "SKYROCKET"	0	11 11	7 GAL.	48"	20"	FULL	24"oc
S.K.	SKYROCKET JUNIPER	0	11 11	7 GAL.	48"	20"	FULL	24"oc
M.S.	MISCANTHUS SINENSIS 'ADAGIO'	2	9 9	5 GAL.	24"	18"	FULL	42"oc
T.A.M.	TAM JUNIPER	64	0 64	5 GAL.	20"	18"	FULL	36"oc
R.Y.	RED YUCCA	4	9 13	5 GAL.	15"	18"	FULL	36"oc
D.R.	DRIFT ROSE	24	0 24	5 GAL.	12"	12"	FULL	30"oc
G.S.	GULFSTREAM NANDINA	0	54 54	5 GAL.	12"	12"	FULL	24"oc
B.G.G.	BLUE GRAMA GRASS	0	76 76	1 GAL.	12"	10"	FULL	18"oc
M.E.G.	MEX. FEATHERGRASS	0	87 87	1 GAL.	12"	10"	FULL	18"oc
P.W.	P. WINTERCREEPER	0	68 68	1 GAL.	MIN.	3-12"	RUNNERS	18"oc
SE	STEEL EDGING	0	507 507	1/4" LIN. FT.	REF. DETAIL			

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 658G-NS BELOW-GRADE
TREE STAKING AS HWFG, BY "TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



TREE PLANTING

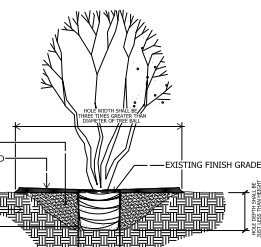
SHADE TREE - 7" CAL. and smaller
not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 658G-NS BELOW-GRADE
TREE STAKING AS HWFG, BY "TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



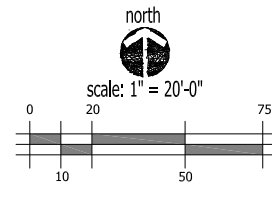
TREE PLANTING

TYPICAL MULTI-TRUNK TREE
not to scale

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AID TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL PLANTING.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE, IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST
SILVER CREEK MATERIALS COMPOST
7. TILL ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM. COMPLETE WITH PRESS. SPRINKLER, MAIN STAY, AND CONTROLLER. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM QUALIFIED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.

OWNER:
MATTHEW LOH
LOWW CAPITAL INVESTMENT, LLC
2615 W. PIONEER PARKWAY
GRAND PRAIRIE, TEXAS 75051





CHARCOAL METAL ROOFING



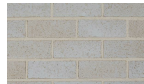
EXPOSED WOOD BEAM



AWNING W/ WOOD SOFFIT



STUCCO



BRICK



COMPOSITE WOOD PANEL



FROSTY GLASS

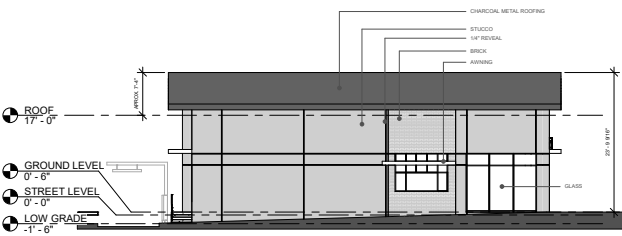


BAMBOO PLANT

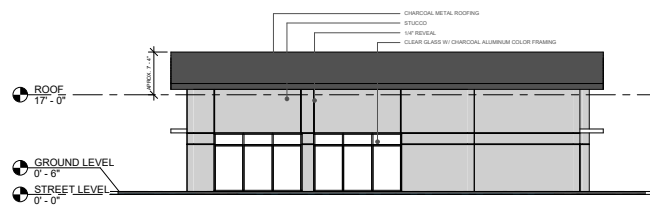
EXTERIOR MATERIAL



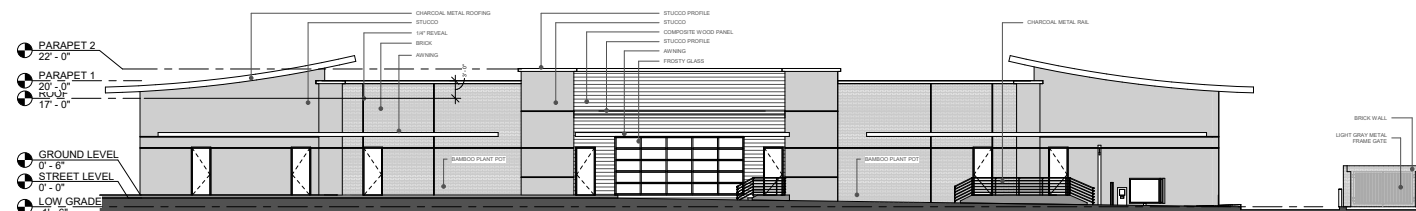
BUILDING PERSPECTIVE



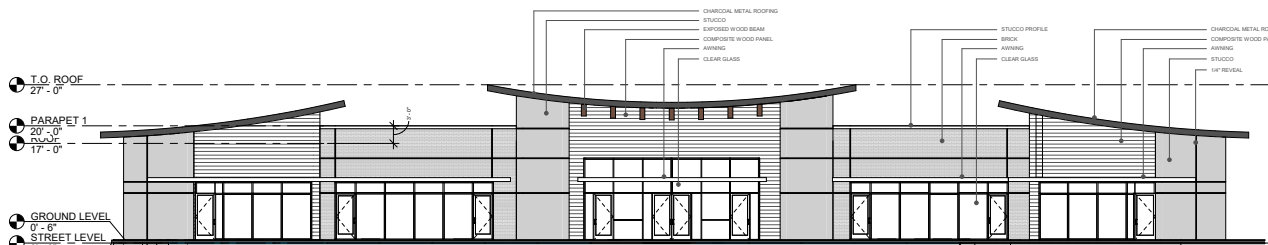
3 BUILDING ELEVATION - EAST
1" = 10'-0"



4 BUILDING ELEVATION - WEST
1" = 10'-0"



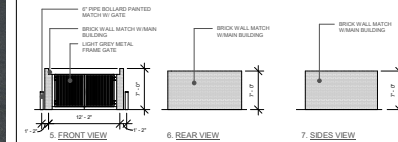
2 BUILDING ELEVATION - SOUTH
1" = 10'-0"



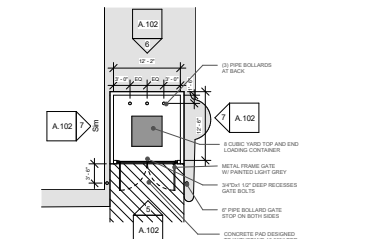
1 BUILDING ELEVATION - NORTH
1" = 10'-0"

BUILDING ELEVATION	MATERIAL DESCRIPTION	TOTAL SQ.FT	PROVIDED	REQUIRED	COMPLIED
NORTH	MASONRY / BRICK	733	18%	85%	YES
	MASONRY	862	23%		
	COMPOSITE WOOD PANEL	859	23%		
	GLASS	1,357	30%	15%	
	TOTAL	3,811	100%		
SOUTH	MASONRY / BRICK	1,133	33%	85%	REF. NOTES*
	MASONRY	1,680	47%		
	COMPOSITE WOOD PANEL	505	14%		
	GLASS	220	6%	15%	
	TOTAL	3,538	100%		
EAST	MASONRY	887	74%	LESS 75%	YES
	GLASS	300	26%	15%	
	TOTAL	1,187	100%		
WEST	MASONRY / BRICK	149	13%	85%	YES
	MASONRY	818	71%		
	GLASS	179	16%	15%	
	TOTAL	1,146	100%		

*This side is back of the house mostly used for access to the kitchen



DUMPSTER ELEVATION
1" = 10'-0"



DUMPSTER - PLAN
1" = 10'-0"

Issue	Issue Name	Date
PG (REVISION)		10/20/20

ATS DRIVE THRU
2625 PIONEER
PRWY. GRAND
PRAIRIE, TEXAS

10/20/2020



Sheet Name
EXTERIOR ELEVATIONS

Original Issue
Sheet Number

A.102

Project #
Project Number

Drawing Date
09/01/2020

Legal Description: Lot 1R-1
Wal-Mart Properties, Inc

CASE NUMBER: S201002

OWNER/DEVELOPER
MATHEW LOH
LGSW CAPITAL INVESTMENT, LLC
2615 W PIONEER PARKWAY
GRAND PRAIRIE, TX 75051



Legislation Details (With Text)

File #:	20-10492	Version:	1	Name:	CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue
Type:	Ordinance	Status:			Public Hearing Consent Agenda
File created:	10/19/2020	In control:			Planning and Zoning Commission
On agenda:	10/26/2020	Final action:			
Title:	CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). A request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). A request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Commercial/Office/Retail. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.

PURPOSE OF REQUEST:

The applicant is proposing to construct a commercial business with later phasing in retail/restaurants along the Great Southwest Parkway frontage. The request is for a change from Mixed Use to Commercial/Retail/Office on the Future Land Use Map (FLUM). The 2018 update to the Comprehensive Plan defines these categories as follows:

Commercial/Retail/Office (pg. 58 of the Comprehensive Plan):

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers.

Retail

This land use type is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways.

Office

Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower intensity transitional use to adjacent residential areas.

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. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas. There are two types of mixed-use - vertical and horizontal. Vertical mixed-use (sometimes referred to as New Urbanism) incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed-use is defined generally as different land uses on different lots in one area, and is not intended to be included with this description.

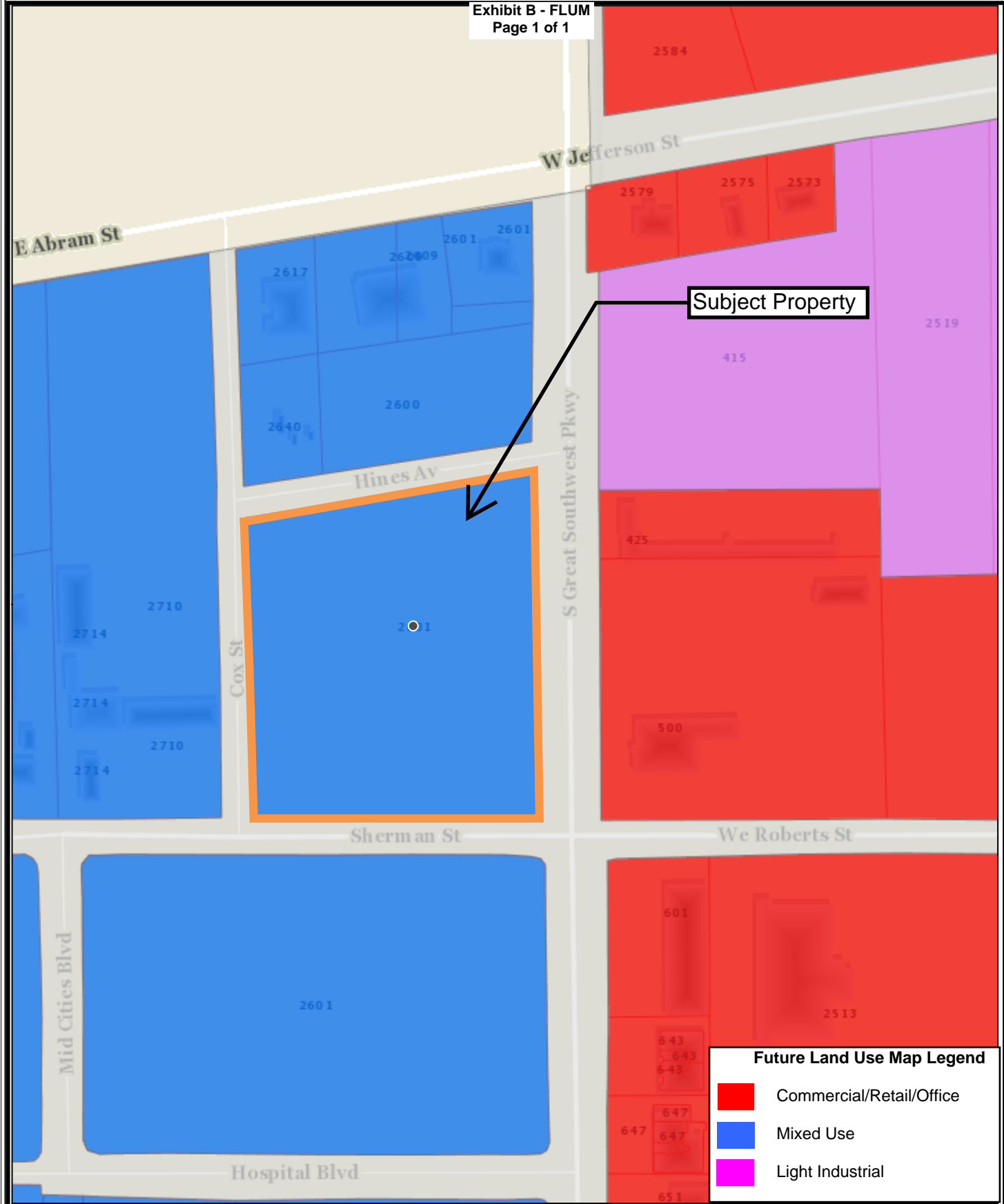
ANALYSIS:

The proposed change will bring consistency with the FLUM with the surrounding area and land uses. Staff sees Mixed Use unrealistic for the area since there is existing commercial to the east and the hospital district to the south. The intent of having Commercial/Retail/Office uses at this location is to provide a location for the applicant's commercial business, attract other commercial businesses, offer possibilities of restaurant and retail uses along Great Southwest Parkway and diversify the tax base.

RECOMMENDATION:

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







Legislation Details (With Text)

File #:	20-10491	Version:	1	Name:	Z201003 - Commercial Zoning at 2601 Hines Avenue
Type:	Ordinance	Status:		Status:	Public Hearing Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1). A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1). A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.

Presenter

Jonathan Tooley, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future commercial development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property from Commercial Office District (CO) to Commercial District (C). The owner will develop this property in two phases. The first phase will include a large commercial building that will house their business specializing in selling road striping supplies (Striping Service and Supply). In the second phase, the owner intends to build spec retail/restaurant suites along Great Southwest Parkway to attract economic development for the property.

The owner is required to follow Article 6, 8, and 10 of the Unified Development Code for all future development. The owner stated that there will not be any outside storage, or any industrial type uses. Mr. Nelson is planning to replat the property into two lots to correspond with each phase of the project.

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	CO	Vacant Lot, Cell Tower
South	HD	Vacant Lot
West	CO	Commercial Business
East	CO, PD-371	Commercial, Industrial

HISTORY:

- 1950: The Planning and Zoning Commission approved a Final Plat for Lots 1-8, Block D, L. Cox and C. Hines Resubdivision.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Mixed Use. Mixed-Use areas are intended for a mixture of non-residential and residential uses are oriented around the pedestrian and provide Walkable connections to shopping and dining.

The proposed zoning is inconsistent with the FLUM; thus, staff recommends an amendment (CPA201001) to the FLUM to better represent the property with adjacent properties. In examining the applicant's request with the adjacent properties and the future of Great Southwest Parkway in this area, staff believes Commercial, Retail, Office to be an appropriate land use. Mixed-use is unrealistic for the area, considering how the land has developed over the last twenty years.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





Legislation Details (With Text)

File #:	20-10495	Version:	1	Name:	SU201001 - Marshal Renee Construction
Type:	Ordinance	Status:		Status:	Public Hearing Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Attachment i - Existing Site Conditions.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.

PURPOSE OF REQUEST:

The applicant is operating a Contractor's Shop with Outside Storage at 1771 Robinson Rd. A Contractor's Shop with Outside Storage requires a Specific Use Permit when located within a Corridor Overlay District or within 300 ft. of residential zoning. A Specific Use Permit is required at this location because the subject

property is within the SH-161 Corridor Overlay District and adjacent to properties zoned Multi-Family One.

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

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	MF-1	Overhead Power Lines
East	MF-1	Undeveloped
South	LI; MF-1	Undeveloped
West	LI	Fire Station, Printing Equipme

PROPOSED USE CHARACTERISTICS AND FUNCTION:

In 2015, City Council approved a Specific Use Permit/Site Plan for a Multi-Purpose Special Event Center. Construction for Zac's Ridge was never completed. In 2019, the applicant purchased the subject property. The existing on-site improvements include two parking areas and a 13,400 sq. ft. building.

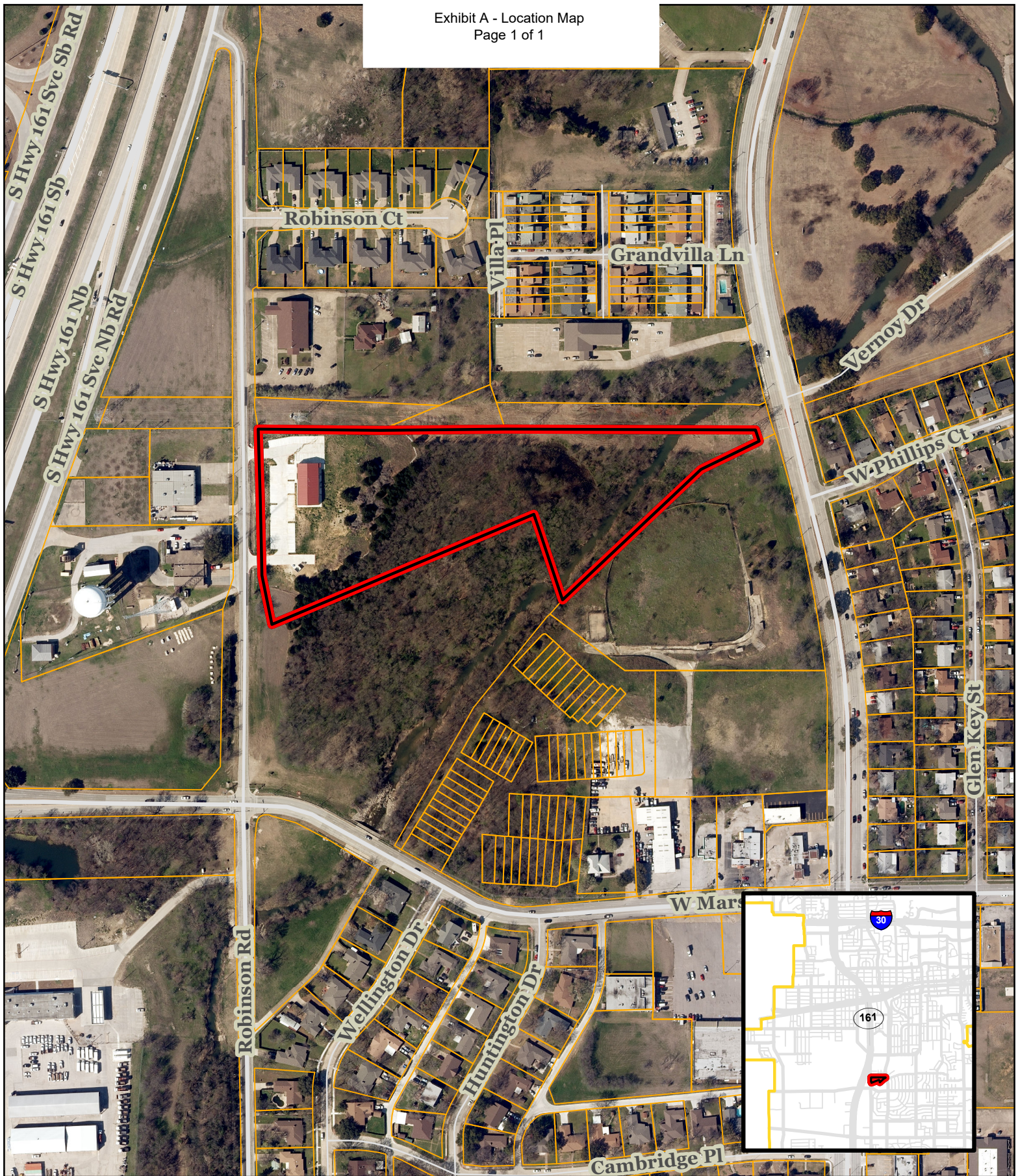
Marshal Renee Construction installs decorative pavers and ornamental iron and is currently storing materials on site. Current operations include the use of heavy-duty diesel pick-up trucks, yard dump trucks, and flatbed bobtail trucks. The existing driveways were not designed or constructed for heavy trucks. Further expansion of operations may require improvement access points and the roadway to collector industrial standards.

RECOMMENDATION:

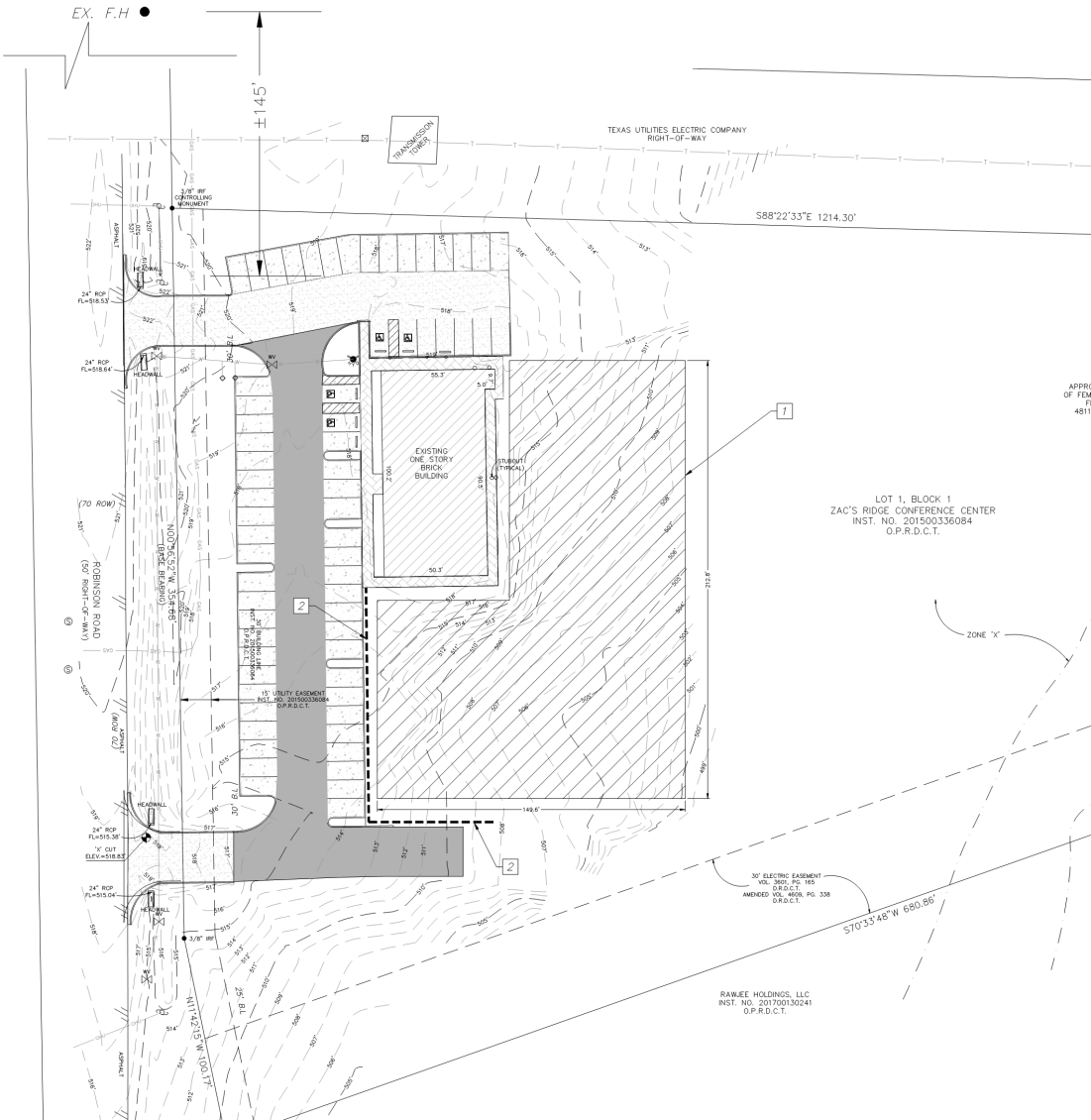
The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall submit final record drawings to the Engineering Division for processing and final acceptance before a Certificate of Occupancy will be released.
2. The applicant shall schedule and pass any remaining inspections with the Building Inspections Division before a Certificate of Occupancy will be released.
3. The applicant shall obtain a Certificate of Occupancy within 30 days of City Council approval of this request.
4. The applicant shall obtain City Council approval of a Site Plan for any additional construction or future expansion.
5. The applicant shall provide and install landscaping that meets current Appendix F standards within six months of City Council approval of the SUP.
6. The applicant shall make any driveway and roadway improvements needed to handle expanded business operations. Transportation Department and Public Works Department will assess future expansion and determine requirements upon the formal submittal of the Site Plan development request.
7. The applicant shall post on-site signage to prevent heavy trucks from turning right to exit the site and travel northbound on Robinson Rd to connect to SH-161.
8. Heavy trucks shall use W Marshall Rd to connect to SH-161.

9. Any storage of materials under powerlines is prohibited.
10. Permanent screening of outside storage shall meet requirements in the Unified Development Code.
11. The area used for outside storage shall not exceed what is allowed by the UDC.



Attachment i - Existing Site Conditions
Page 1 of 1



LEGEND:

- EX. 6" CONCRETE NEW HEAVY DUTY PAVEMENT. #3 REBAR 18" OCEW
- EX. 5" CONCRETE NEW HEAVY DUTY PAVEMENT. #3 REBAR 18" OCEW
- EX. 4" CONCRETE NEW HEAVY DUTY PAVEMENT. #3 REBAR 18" OCEW
- EX. 8" CONCRETE NEW HEAVY DUTY PAVEMENT. #3 REBAR 18" OCEW
- EX. 6" EX. CONCRETE PAVEMENT

NOTES BY SYMBOL

- 1 PROPOSED OUTSIDE STORAGE
- 2 TEMP. SCREENING

NOTE:
ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GRAND PRAIRIE PUBLIC WORKS CONSTRUCTION STANDARD AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THESE STANDARDS FOR CONSTRUCTION OF THE WATER, SEWER, PAVING, AND DRAINAGE FOR THIS PROJECT.

CITY OF GRAND PRAIRIE G.P.S. MONUMENT
CITY OF GRAND PRAIRIE G.P.S. MONUMENT NO. 35
"ALUMINUM CAP STAMPED G.P.S. 35" LOCATED 0.44 MILES WEST
OF THE INTERSECTION OF MARSHALL DRIVE AND CARRIER
PARWAY AT THE N.E. CORNER OF MARSHALL DRIVE AND WEST
FREEWAY, 28.5' N.E. FROM TRAFFIC SIGNAL BOX AND 26' EAST
OF CURB
ELEVATION = 576.319
CITY OF GRAND PRAIRIE G.P.S. MONUMENT NO. 37
"ALUMINUM CAP STAMPED G.P.S. 37" APPROX. 250' SOUTH AND
SOUTHWEST OF THE INTERSECTION OF WARRIOR TRAIL AND GREAT
SOUTHWEST 3.8' INSIDE THE FENCE OF GRAND PRAIRIE AIRPORT
AND 19.5' NORTHWEST OF POWER POLE
ELEVATION = 578.01"



0 30 60
SCALE: 1" = 30'-0"

PROJECT MANAGER - C:\WORK\WMM\DESIGN\PROPOSAL\PAVEPROUSA\JOB SITE PLAN.DWG - C-1 - PLOTTED 9/22/2020 6:42 PM BY AML RWM

PAVEPROUSA

1771 ROBINSON ROAD

GRAND PRAIRIE

SITE PLAN

ISSUED FOR: DATE: BY:

PERMIT 09/01/2020/RK

JOB NO.

PPU500101X

SHEET

C-1

WADE TRIM

1875 Lone Star Circle, Suite 410

Fort Worth, TX 76117

817.237.7718

www.wadetim.com

TRIM#774

REV#

DATE

DESCRIPTION

BY



Legislation Details (With Text)

File #:	20-10496	Version:	1	Name:	Z201002 - LI at 1303 W Hunter Ferrell Rd
Type:	Ordinance	Status:		Status:	Public Hearing Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial (LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A Location Map Z201002 Exhibit B1 Zoning Exhibit Z201002 Exhibit B2 Zoning Exhibit Z201002 Exhibit C Legal Description Z201002				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial (LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider approval of amending Planned Development-10 (Mobile Home Park) District and a Concept Plan to allow for an industrial development with a 610,000 SF warehouse/distribution facility. The 10.667-acre tract of land is situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and

addressed as 1303 Hunter Ferrell Road.

PURPOSE OF REQUEST:

The purpose for the request is to rezone 10.667 acres from Planned Development-10 (PD-10) allowing for a Mobile Home Park to Light Industrial (LI) zoning district to construct a 610,000 SF warehouse facility.

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	LI	Undeveloped
South	LI	Undeveloped
West	LI	Undeveloped
East	City of Irving	City of Irving

Primary access to the site is being provided by means of two commercial drives off MacArthur Boulevard. Since MacArthur Boulevard is located and maintained by the City of Irving, the applicant has been working with both Grand Prairie's Transportation Engineering Department in conjunction with the City of Irving's Traffic Engineer in coordinating planned improvements along the roadway to support the development. Those improvements include a proposed median opening, transition, deceleration lane and a northbound left-turn lane for proposed northern drive. City of Irving can support a 'hooded left' median opening for the northern driveway. The southern commercial driveway serving the site located at the existing median opening shall require review & permitting from City of Irving.

ZONING HISTORY:

Zoning on the property dates back prior to the 1972 Zoning Ordinance, designating Specific Use Permit -140 (S-140) for Mobile Home Park. S-140 has since ben converted to Planned Development-10 (PD-10) for Mobile Home Park Uses.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Flood Plain Development Permit

The 10.6-acre site is located less than 300 feet from the Trinity (West Fork) Riverbank. The site is sparsely vegetated with a slight depression towards the center and gradually sloping to the southeast towards the Trinity River. A gravel roadway/access drive is location along the southern portion of the tract serving an array of commercial communication towers (Broadcast Works Addition) located approximately 700 feet to the southwest. The site is located entirely within the floodplain and the applicant has been working with the City of Grand Prairie's Floodplain Administrator as well as US Army Corp of Engineers in obtaining permits to develop the property. Those include the granting of a CDC permit and in the process of (CLOMR) Conditional Letter of Map Revision approval regarding the floodplain area of request.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map Update (FLUM) designation for this location is Open Space/Drainage. Open Space/Drainage areas are normally set aside for natural preservation of wetlands and associate floodway purposes. The proposal is inconsistent with the FLUM of Comprehensive Plan. However, the 2018 Comprehensive Plan Update suggests this area as a Long-Range Opportunity Area and consider capitalizing on the traveling traffic on both MacArthur and I-30 appropriate commercial uses.

UDC APPENDIX X, INDUSTRIAL DEVELOPMENT STANDARDS:

The proposed facility shall be in conformance with Appendix X's standards in providing for minimizing undesirable environmental impacts from traditional industrial developments. The site provided an exhibit depicting their overall intent for development of the property. A site plan submission, review and approval shall be required if this item's zoning request acquire City Council approval.

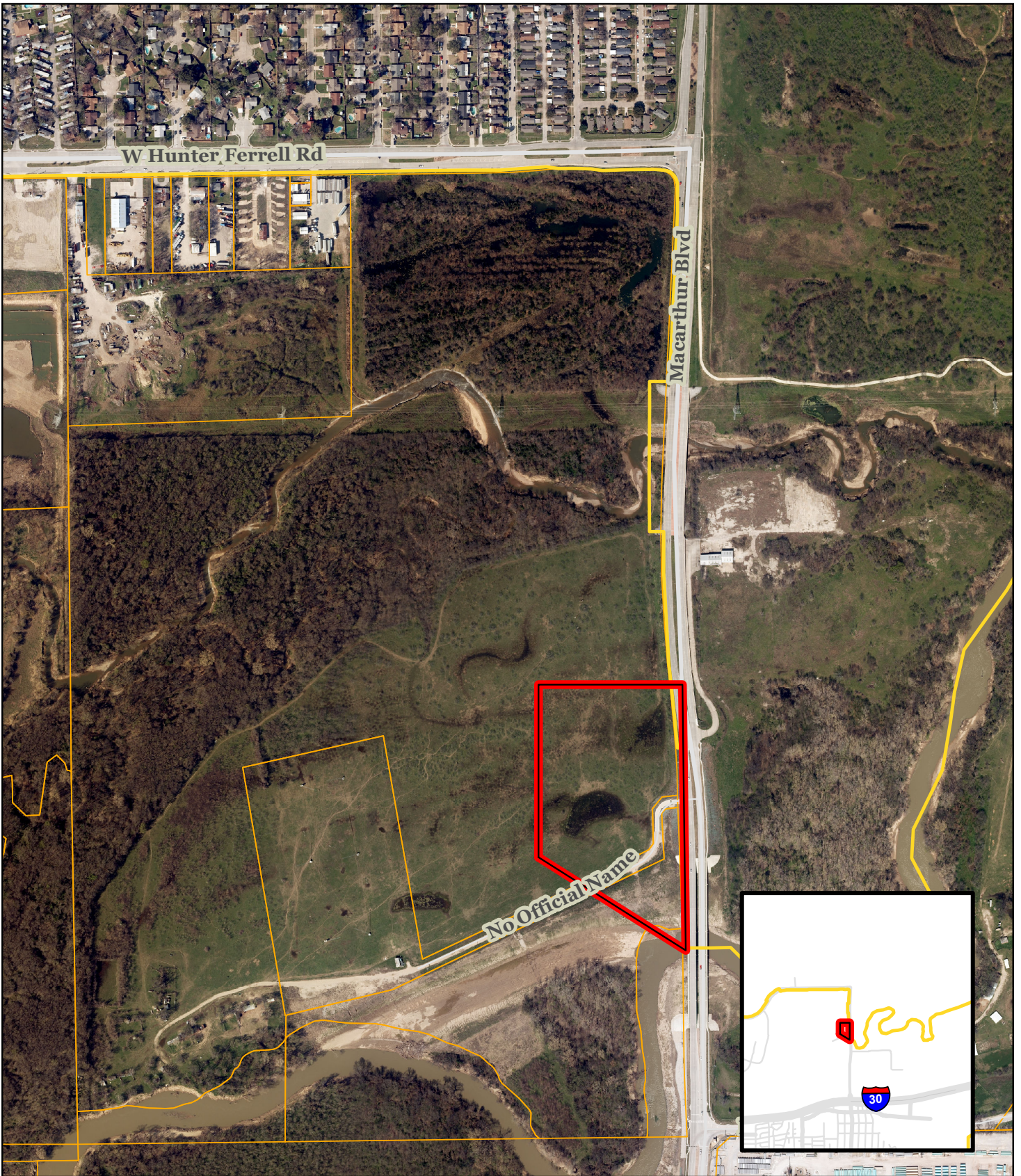
The applicant intends to develop this property along with adjoining Light Industrial zoned tracts to accommodate a 610,323 SF warehouse/distribution/logistics facility.

DEVELOPMENT STANDARDS:

Standard	Required	Proposed	Meets
Min. Lot Size	15,000 sq. ft.	464,657 sq. ft.	Yes
Min. Lot Width	100 ft.	Approx. 750 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 560 ft.	Yes
Front Yard Setback	25 ft.	70 ft.	Yes
Internal Side Yard	35 ft.	N/A	Yes
Rear Yard Setback	0 ft.	70 ft.	Yes
Bldg. Separation	25	N/A	N/A
Bldg. Height	50 ft.	NA	NA
Bldg. Coverage	N/A	N/A	Yes
Paving Type	Concrete or Equivalent	Concrete	Yes

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



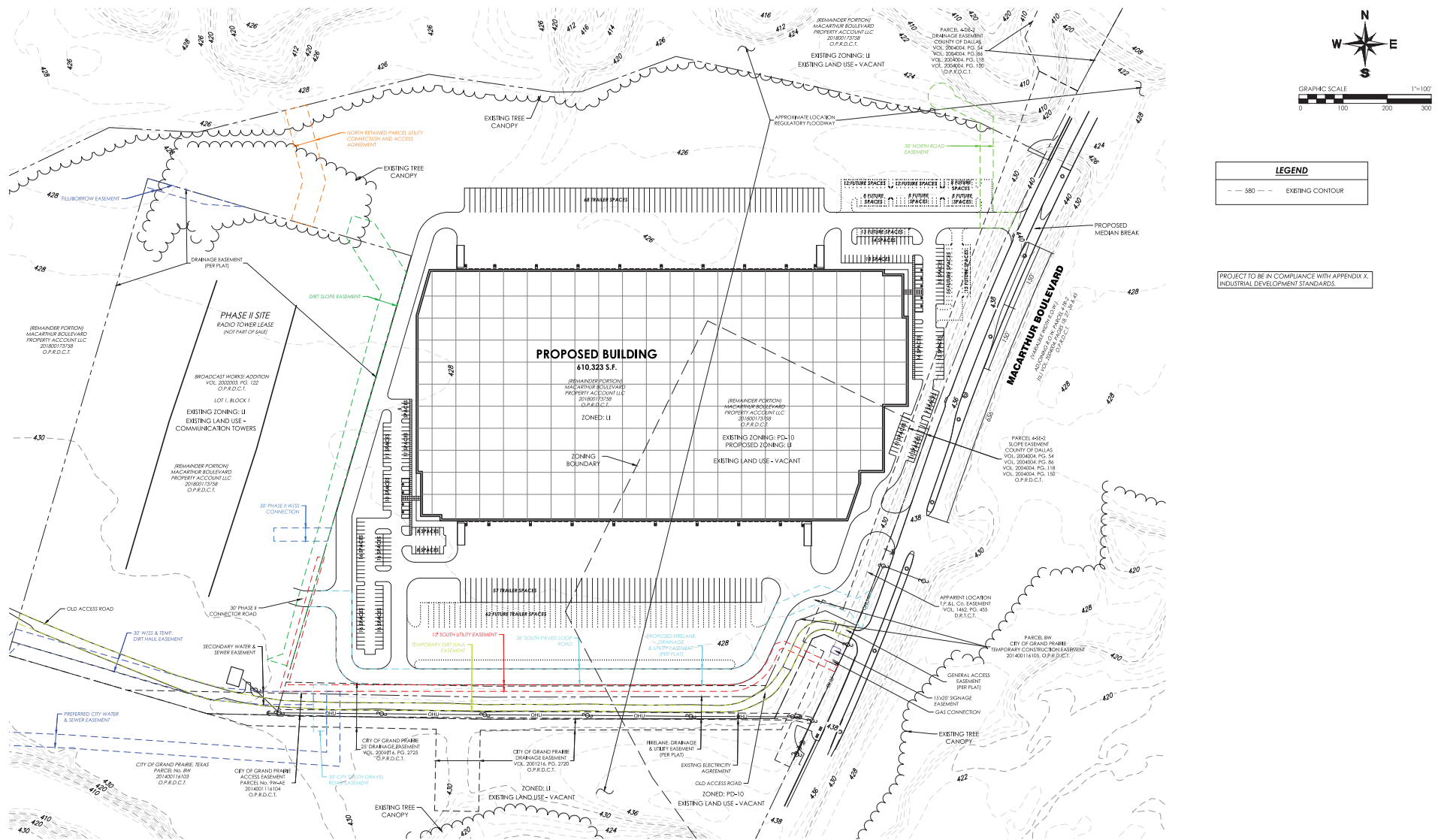
CASE LOCATION MAP
Case Number Z201002
LI at 1303 W Hunter Ferrell Rd



City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org

EXHIBIT B - ZONING EXHIBIT
PAGE 2 OF 2



PREPARED FOR:

Brookfield
Properties

2121 N. Pearl Street, Suite 1210
Dallas, Texas 75201
(214) 393-5066

PREPARED BY:

GOODWIN AND
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

SITE PLAN

FOR
MACARTHUR BOULEVARD SITE
SITUATED IN THE

I. JENNINGS SURVEY, ABSTRACT No. 679
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE No. Z201002
Date: October 2020

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SHEET 1 OF 1

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF DALLAS:

BEING a tract of land situated in the I. Jennings Survey, Abstract No. 679, Dallas County, Texas, being a portion of that tract of land as described in deed to MacArthur Boulevard Property Account LLC, recorded in 201800173758, Official Public Records, Dallas County, Texas (OPRDCT), being a portion of Broadcast Works! Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 2002003, Page 122, OPRDCT, and being more particularly described as follows:

BEGINNING at 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the west right-of-way line of MacArthur Boulevard (variable width R.O.W., adjoining R.O.W. per Volume 2004004, Pages 9, 18, 27, 36 & 45, OPRDCT), being the most easterly southeast corner of said Broadcast Works! Addition as recorded in Volume 2002003, Page 122, OPRDCT;

THENCE departing the west line of said MacArthur Boulevard, along the south line of said Broadcast Works! Addition and the north line of a tract of land as described in deed to the City of Grand Prairie, Texas, recorded in 201400116103, OPRDCT, as follows:

South 89 degrees 21 minutes 54 seconds West, a distance of 58.26 feet to a 1/2" rebar capped set;

South 44 degrees 21 minutes 54 seconds West, a distance of 28.28 feet to a 1/2" rebar capped set;

South 00 degrees 38 minutes 06 seconds East, a distance of 200.60 feet to a 1/2" rebar capped set;

South 63 degrees 52 minutes 29 seconds West, a distance of 347.91 feet;

THENCE departing the south line of said Broadcast Works! Addition, across said Broadcast Works! Addition and said MacArthur Boulevard Property Account tract, as follows:

North 53 degrees 27 minutes 21 seconds West, a distance of 274.63 feet;

North N 00 degrees 04 minutes 03 seconds East, a distance of 734.28 feet;

South 89 degrees 52 minutes 30 seconds East, a distance of 558.72 feet to a point in the west right-of-way line of said MacArthur Boulevard;

THENCE along the west right-of-way line of said MacArthur Boulevard, as follows:

EXHIBIT C - LEGAL DESCRIPTION
PAGE 2 OF 2

Southeasterly, along a non-tangent curve to the left, having a radius of 5784.58 feet, a central angle of 00 degrees 57 minutes 51 seconds, an arc distance of 97.34 feet, and a chord that bears South 06 degrees 53 minutes 00 seconds East, 97.34 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the right, having a radius of 5674.58 feet;

Southeasterly, along said curve, at an arc distance of 377.08 feet passing a north line of said Broadcast Works! Addition, continuing in all along said curve having a central angle of 04 degrees 02 minutes 20 seconds, an arc distance of 400.01 feet, and a chord that bears South 05 degrees 20 minutes 45 seconds East, 399.93 feet to a cut X in concrete set at the end of said curve;

South 00 degrees 38 minutes 06 seconds East, non-tangent to said curve, a distance of 27.11 feet to the POINT OF BEGINNING and containing 464,657 square feet or 10.667 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.



Legislation Details (With Text)

File #:	20-10494	Version:	1	Name:	TA201001 - Text Amendment to Appendix O: Hospital District
Type:	Ordinance	Status:		Status:	Public Hearing Consent Agenda
File created:	10/19/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	TA201001 - Text Amendment - Appendix O - Hospital District. Text Amendment to Appendix O: Hospital District of the Unified Development Code to add Funeral Home to the list of permissible uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Appendix O Draft.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

TA201001 - Text Amendment - Appendix O - Hospital District. Text Amendment to Appendix O: Hospital District of the Unified Development Code to add Funeral Home to the list of permissible uses.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

PURPOSE OF REQUEST:

The purpose of this request is to add “Funeral Home” to the list of permissible uses in Appendix O: Hospital District. The Hospital District is located immediately east of the common corporate boundary line for the City of Grand Prairie and the City of Arlington, south of Sherman St. The purpose of the Hospital District is to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses.

This request will add “Funeral Home” to Section 7.3.3: Permitted Principal Uses.

Appendix O

HOSPITAL DISTRICT

LAST UPDATED: November 17, 2020

CASE NUMBER: TA201001

ORDINANCE NO. #

DRAFT

APPENDIX O: HOSPITAL DISTRICT

SECTION 7.3 - HOSPITAL DISTRICT

7.3.1 Purpose

The (HD) Hospital District is established to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses; and to provide compatibility among land uses by application of stringent site planning and aesthetic design.

7.3.2 Boundaries:

The boundaries of the (HD) Hospital District shall be:

NORTH - Sherman/Howell Street;

SOUTH -The common corporate boundary line for the City of Grand Prairie/the City of Arlington on the south;

EAST -The east right-of-way line of Great Southwest Parkway from the common corporate boundary line of the City of Grand Prairie/the City of Arlington to the north property line of Site 48-A, Great Southwest Industrial District, east along the north property line of Site 48-A, Great Southwest Industrial District to the west right-of-way line of Parkway Drive and north along the west right-of-way of Parkway Drive;

WEST -The common corporate boundary line of the City of Grand Prairie/the City of Arlington.

7.3.3 Permitted Principal Uses:

In the (HD) Hospital District no land shall be used and no building shall be erected for or converted to any use other than:

- A. Medical care facilities - hospitals with their related and supportive facilities operated by or under the control of said hospital for the convenience of their patients, staff, and visitors.
- B. Health service facilities - clinics, doctors and dentists offices, offices of supportive specialists such as physical, audio and speech therapy, podiatry and psychological testing and counseling; dental, medical, and optical laboratories and blood banks; ambulance dispatch and airlift stations; prescription pharmacies; offices, stores, and display rooms for the sale and rental of medical supplies and equipment.
- C. Scientific or research laboratories.
- D. Accessory buildings incidental to principal or ancillary land uses.

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Grand
Prairie

APPENDIX O: HOSPITAL DISTRICT

E. Off-street parking incidental or main use.

F. Churches.

G. Funeral Home.

7.3.4 Permitted Ancillary Uses

A. Institutions and training centers operated on a commercial basis for persons associated with the healing arts as governed by the laws of the State of Texas.

B. Health spa or similar wellness facility.

C. Nursing and care homes for ambulatory and/or non-ambulatory residents.

D. Offices (professional, government and administrative).

E. Multi-level parking facilities; Commercial Auto Park lot.

F. Support retail uses - Hotels/Motels; Telephone Exchange; Bakery or Confectionery (retail); Cleaning and Pressing (including self-service) Small Shop and Pick-up; Custom Personal Service Shop; Florist or Garden Shop; Greenhouse or Plant Nursery (retail); Stationery or Letter Store; Restaurant or Cafeteria without Drive-in-Service; Convenience Stores that are an integral part of a multi-use facility without sales of alcohol for off-premise consumption; Antique Shop; Art Gallery; Automatic Teller Machine; Bank; Book Store; Gift/Novelty Shop; Photography Studio; Barber/Beauty Shop; small job Printing Shop, provided that the floor area shall not exceed two thousand (2000) square feet; Grocery Store; Delicatessen; Men's/Women's Ready-to-Wear Stores; Sporting Goods Store; Shoe Store; Computer Sales/Service Store; Electronic Sales/Service Store, or Camera Retail/Service Store, not to exceed two thousand (2000) square feet.

G. Single Family detached residential, Single Family attached residential, Multi-Family residential (per UDC requirements), Higher Density Residential Retirement Center (35 dwelling units/acre maximum).

7.3.5 Special Exception Uses

The following uses shall be allowed in the (HD) Hospital District only after approval of a Specific Use Permit and Site Plan review:

A. Utility buildings and structures; power sub-stations; water tanks.

B. Helistop for loading and unloading passengers who are not emergency patients for the health care facilities.

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Grand
Prairie

APPENDIX O: HOSPITAL DISTRICT

- C. Veterinarian offices only (without outside pens).
- D. Day Care Center or similar facility.

7.3.6 Prohibited Uses

The following uses shall be prohibited in the (HD) Hospital District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles (including abandoned vehicles) which are not necessary to the uses permitted in this district.
- C. Any land use that does not meet the minimum area requirements which are minimum, lot size; front, side and rear setbacks; lot width; maximum height; and maximum allowable lot coverage.
- D. Effective (Add Date), pawn shops are prohibited in the (HD) Hospital District.

7.3.7 Minimum Lot Area

Single Family Detached.....	5,000 sf
Single Family Attached.....	6,000 sf
Two Family	6,000 sf
Multi-Family	10 acres
Residential/Retirement Community	10 acres
Commercial/Retail Uses	1 acre
Office	1/2 acre
Public/Semi-Public Uses Church	1 acre
Clinic or Rehabilitation Facility.....	1 acre
Day Care Center.....	1 acre
Hospital.....	1 acre
Government Buildings.....	1 acre
Nursing/Convalescent Home	1 acre

7.3.8 Minimum Lot Width

Single Family Detached.....	50 feet
Single Family Attached.....	60 feet
Two Family	60 feet
Multi-Family	200 feet
Residential Retirement Community	200 feet
Commercial/Retail Uses	200 feet
Office	0 feet
<u>Public/Semi-Public Uses</u>	
Church	200 feet

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Grand
Prairie

APPENDIX O: HOSPITAL DISTRICT

Clinic or Rehabilitation Facility.....	200 feet
Day Care Center.....	200 feet
Hospital	200 feet
Government Building.....	200 feet
Nursing/Convalescent Home	200 feet

7.3.9 Minimum Lot Depth

Single Family Detached.....	100 feet
Single Family Attached	100 feet
Two Family.....	100 feet
Multi-Family.....	100 feet
Residential Retirement Community.....	250 feet
Commercial/Retail Uses	250 feet
Office	0 feet
<u>Public/Semi-Public Uses</u>	
Church	250 feet
Clinic or Rehabilitation.....	250 feet
Day Care Center.....	250 feet
Hospital	250 feet
Government Building.....	250 feet
Nursing/Convalescent Home	250 feet

7.3.10 Maximum Allowable Lot Coverage

Single Family Detached.....	50 %
Single Family Attached	40 %
Two Family.....	40 %
Multi-Family.....	40 %
Residential Retirement Community	60 %
Multi-Story Office	60 %
Garden Office/Business Park.....	50 %
Commercial/Retail.....	50 %
<u>Public/Semi-Public Uses</u>	
Church	50 %
Clinic or Rehabilitation Facility	50 %
Day Care Center	50 %
Hospital	50 %
Government Building	50 %
Nursing/Convalescent Home	50 %

NOTE: The area for parking garages/structures shall not be included in the calculation for the maximum allowable lot coverage.

7.3.11 Minimum Front Yard (All Uses) 25 feet

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Grand
Prairie

APPENDIX O: HOSPITAL DISTRICT

7.3.12 Minimum Side Yard

Residential Land Uses:

Side yard setback for Single Family Detached 5 feet
(adjacent to street)..... 15 feet
(adjacent to principal arterial) 20 feet

Side yard setback for Single Family Attached (common wall side)..... 0 feet
(non-common wall side) 5 feet
(adjacent to street)..... 15 feet
(adjacent to principal arterial)..... 20 feet

Side yard setback for Two Family (non-common wall side) 5 feet
(adjacent to street) 15 feet
(adjacent to principal arterial) 20 feet

Side yard setback for Multi-Family..... 15 feet
(adjacent to street) 15 feet
(adjacent to principal arterial) 20 feet
(adjacent to street)..... 15 feet
(adjacent to principal arterial) 20 feet

Side yard setback for Residential Retirement Community 25 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",
Section 12 "Building Over Common Lot Lines" 0 feet

Commercial/Retail/Office Uses:

Side yard setback for Commercial/Retail Uses

(adjacent to commercial/retail use 5 feet
(adjacent to office uses) 5 feet
(adjacent to residential use..... 25 feet
(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home
(adjacent to streets and arterials) 15 feet

Side yard setback for Office Uses

(adjacent to commercial/retail uses) 5 feet
(adjacent to office uses) 5 feet
(adjacent to residential uses) 25 feet

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Grand
Prairie

APPENDIX O: HOSPITAL DISTRICT

(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home.

(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",
Section 12 "Building Over Common Lot Lines" 0 feet

Public/Semi-Public:

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home..... 10 feet

(adjacent to public/semi-public uses)..... 10 feet

Side yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home

(adjacent to commercial/retail uses)..... 10 feet

(adjacent to office uses)..... 10 feet

(adjacent to residential uses) 25 feet

(adjacent to streets and arterials)..... 15 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",
Section 12 "Building Over Common Lot Lines" 0 feet

7.3.13 Minimum Rear Yard

Residential Land Uses:

Rear yard setback for Single Family Detached..... 20 feet (with or without alley)

Rear yard setback for Single Family Attached 20 feet (with or without alley)

Rear yard setback for Two Family 20 feet (with or without alley)

Rear yard setback for Multi-Family 20 feet (with or without alley)

Rear yard setback for Residential Retirement Community 25 feet (with or without alley)

For building over common lot lines, reference Article VI "Density and Dimensional Requirements",
Section 12 "Building Over Common Lot Lines" 0 feet

Commercial/Retail Uses:

Rear yard setback for commercial/retail uses:

(adjacent to commercial/retail uses)..... 10 feet

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(adjacent to office uses)	10 feet
(adjacent to residential uses)	25 feet
(adjacent to public/semi-public uses)	10 feet

Rear yard setback for office uses:

(adjacent to office uses)	10 feet
(adjacent to commercial/retail uses)	10 feet
(adjacent to residential uses)	25 feet
(adjacent to public/semi-public uses)	10 feet

For building over common lot lines, reference Article VI "Density and Dimensional Requirements,"
Section 12 "Building Over Common Lot Lines" 0 feet

Public/Semi-Public:

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home 10 feet
(adjacent to public/semi-public uses)..... 10 feet

Rear yard setback for Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital,
Government Building, Nursing/Convalescent Home
(adjacent to commercial/retail uses) 10 feet
(adjacent to office uses) 10 feet
(adjacent to residential uses) 25 feet

For Building over common lot lines, reference Article VI "Density and Dimensional
Requirements," Section 12 "Building Over Common Lot Lines" 0 feet

7.3.14 Minimum Required Dwelling Area

Single Family Detached.....	1250 sf
Single Family Attached	1100 sf
Two Family (Combined Units).....	2000 sf
No Single Unit of Two Family Less Than.....	1000 sf
Multi-Family	750 sf

Residential Retirement Community

Efficiency	400 sf
1 bedroom	475 sf
2 bedroom	750 sf

Minimum distance between separate buildings on the same lot or parcel of land 15 feet plus 1/2 of
the building height over 35 feet, measured at grade level.

7.3.15 Maximum Allowable Height

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Single Family Detached.....	15 feet
Single Family Attached	20 feet
Two Family.....	20 feet
Multi-Story Retirement Community.....	60 feet
Multi-Family	40 feet
Multi-Story Office	60 feet
Garden Office/Business Park.....	40 feet
Commercial/Retail.....	20 feet

Public/Semi-Public Uses

Church.....	30 feet
Clinic or Rehabilitation Facility.....	30 feet
Day Care Center.....	30 feet
Hospital	60 feet
Government Building	30 feet
Nursing/Convalescent Home	30 feet

7.3.16 Maximum Floor Area Ratio (F.A.R.)

Commercial/Retail Uses	2:1
Office Uses	2:1

Public/Semi-Public Uses

Church.....	2:1
Clinic or Rehabilitation Facility.....	2:1
Day Care Center.....	2:1
Hospital.....	2:1
Government Building.....	2:1
Nursing/Convalescent Home	2:1

7.3.17 Buildings

A. Masonry Content for Residential Dwellings

1. Residential dwellings shall have exterior walls which are constructed of solid or veneered-wall brick material composed of hard fired (kiln-fired) all-weather standard facing brick or other all-weather facing brick. The percentage (%) of masonry required for each exterior wall is as follows:

Single Family Detached.....	75 %
Single Family Attached	50 %
Two Family	50 %
Multi-Family.....	65 %

or less, if specifically approved by City Council in Planned Developments.

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B. Facade (exterior wall) Treatment for Residential Retirement Center, Commercial/Retail

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and Office Uses, Church, Clinic or Rehabilitation Facility, Day Care Center, Hospital, Government Building, Nursing/Convalescent Home:

- 1 Exterior materials on all sides of the building shall be of masonry, stucco, glass, reinforced unpainted/unstained concrete/tilt wall construction.
- 2 Corrugated steel or sheet metal buildings of any type are prohibited.
- 3 The minimum amounts of acceptable materials required per side are:

Multi-Story Retirement Community.....	65 %
Multi-Story Office	60 %
Garden Office/Business Park.....	50 %
Commercial/Retail	50 %

Public/Semi-Public

Church.....	50 %
Clinic or Rehabilitation Facility.....	50 %
Day Care Center.....	50 %
Hospital	50 %
Government Building	50 %
Nursing/Convalescent Home	50 %

7.3.18 Landscaping

Landscaping shall be provided in the front and side yards (adjacent to public rights-of-way) for any future development exclusive of parking areas. Street tree buffers of 15 feet adjacent to principal arterials; 10 feet adjacent to minor arterials and 10 feet adjacent to collectors are required. Street Trees (those trees placed adjacent to public rights-of-way) shall be spaced a minimum of 35 linear feet, and a maximum of 50 linear feet measured along the property line. A landscaping plan shall be submitted for staff review and approval on multi-lot developments. The amount of landscaping in each front and side yard shall be as follows:

Single Family Detached	10 % per yard
Single Family Attached	10 % per yard
Two Family.....	10 % per yard
Multi-Family	20 % per yard
Residential Retirement Community.....	20 % per yard
Multi-Story Office	30 % per yard
Garden Office/Business Park.....	10 % per yard
Commercial.....	10 % per yard

Public/Semi-Public

Church	30 % per yard
Clinic or Rehabilitation Facility.....	30 % per yard
Day Care Center	30 % per yard
Hospital	30 % per yard
Government Building	30 % per yard

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Nursing/Convalescent Home	30 % per yard
Parking Lots.....	1 tree per/277 s.f. of area

NOTE: STREET TREES SHALL NOT BE OBSCURED BY FENCES. ANY TYPE OF FENCE TREATMENT SHALL BE BEHIND THE TREE BUFFER. STREET TREES ARE NOT REQUIRED FOR SINGLE FAMILY DETACHED OR ATTACHED AND TWO-FAMILY; HOWEVER, A MINIMUM OF ONE TREE PER FRONT YARD IS REQUIRED.

Street Tree buffer adjacent to principal arterial	15 feet
Street Tree buffer adjacent to minor arterial	10 feet
Street Tree buffer adjacent to collector.....	10 feet

Landscaping shall include grass, trees, other forms of vegetation and may include berms. Minimum caliper sizes (caliper being the distance 12" above the base of the tree, and around the outside diameter of said tree) are:

Large tree	3 in.
Small tree	1.5 in.

Minimum caliper size for a shrub:

Minimum 5-gallon container size meeting the standards of the American Association of Nurserymen. Further, landscaping on multi-family and non-residential land uses shall be properly maintained and include an underground automatic irrigation system.

7.3.19 Screening

All residential uses shall be buffered from non-residential areas by a solid wall made of unpainted or unstained concrete, masonry, wood, or other man-made or natural barrier or combination thereof constructed in accordance with the following:

A. Earthen Berms

1. Should landscaped earthen berms be used as a visual screening device for residential and passive recreational areas, the maximum slope of such berms shall be 33.3% (three feet of horizontal distance for each one foot of height). All berms shall contain necessary drainage provisions as required by Chapter 14 of the Code of Ordinances.
2. Berming is required for all parking areas adjacent to public rights-of-way. Half berms with retaining walls are permitted, provided that said wall is not visible from a public or private thoroughfare. The minimum height for berms as a screening device is as follows:

Parked Cars	3 feet
Street Medians (wider than 16'-0")	2.5 feet
Street Medians (between 8'-0" and 16'-0")	33 % slope

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Street Medians (less than 8'-0")Concrete
Recreational Areas 3 feet

B. Walls and Fences

1. A solid, non-transparent fence shall be erected where business uses abut exclusively residential uses. Said fence shall be a minimum of eight (8) feet in height, and shall have concrete beams installed under the entire length. The beams shall have a maximum height of six (6) inches above ground and six (6) inches wide, placed on spread or pier footing, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay resistant.
2. The use of retaining walls shall not be permitted adjacent to public areas.

C. Refuse Areas

1. A solid, non-transparent fence shall be erected in those areas reserved for refuse storage. Said fence shall be a minimum of six (6) feet in height, and shall be on all sides of the refuse storage area except the side used for garbage pickup service.

7.3.20 Sidewalks

Sidewalks shall be at least six (6) feet wide [eight (8) feet is preferable] and be constructed of reinforced concrete meeting City standards along every public or private thoroughfare upon which the project has frontage. Access shall also be provided between buildings on developments where there is more than one (1) building on a single tract of land. Additionally:

- A. Sidewalks shall have a maximum gradient of 1:12.
- B. Sidewalks shall have dropped curbs at the intersections of all public or private thoroughfares with a maximum of a one (1) inch drop between sidewalk and street surface.
- C. Lighting shall be ground level bollard type, spaced in accordance with manufacturer's specifications for optimum lighting.

7.3.21 Parking

Parking areas shall be of reinforced concrete with a thickness approved by a civil engineer registered to practice in the State of Texas. All maneuvering for off-street parking shall be accomplished on private property. Parking ratios shall be as follows:

Residential Use Parking Standard Single Family 2 spaces/unit Two Family.....2 spaces/unit

Multi-Family

Efficiency..... 1.25 spaces/unit
1 bedroom 2 spaces/unit

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2 bedroom	2 spaces/unit
3 bedroom	2 spaces/unit
Residential Retirement Center	1 space /unit

Business Use Parking Standard

Office	1 space/400 s.f.*
Commercial/Retail	1 space/200 s.f.*
Restaurant	1 space/100 s.f.*
Manufacturing/Warehousing	1 space/500 s.f.*

Public/Semi-Public Use Parking Standard

Churches 1 space/3 seats in the main sanctuary

Clinic or Rehabilitation Facility 1 space/bed plus 1 space/400 s.f.*

Day Care Center 1 space/10 children plus space on site for loading and unloading of children Hospital 1 space/bed

Nursing/Convalescent Home 1 space/6 units

* of gross floor area

7.3.22 Signs

Signs within the district shall adhere to Sign Standards and Use Charts, except for the following special provisions and sign standards:

- A. Symbols which are designed as an integral part of the building structure, or symbols and signs which are not visible or readable from the public street.
- B. Billboards shall be prohibited within the confines of the Hospital District.
- C. On-premise business signs (pole signs) will be permitted on private property immediately along or adjacent to any principal arterial thoroughfare classified as P4D or P6D through this Hospital District. Such business signs shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. If supported on or by poles or posts, said poles must be sheathed or clad in the same material with which the structure or building is covered or has prominently been used as an alternate architectural feature. In lieu of utilizing the specified materials stated, kiln-fired all weather standard size brick or all weather stone may be substituted.
- D. A singular special information listing/directory sign shall be permitted as an off-site directory sign for those businesses located on or fronting onto Medical Row. Said

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directory sign shall have a maximum height of 15 feet and a maximum sign area of 100 square feet. This sign shall also conform to the structural sheathing requirements as the on-premise signs along principal arterial thoroughfares. Said sign is to be placed at the northeast or southeast corner of Great Southwest Parkway and Medical Row, on private property. Said sign shall be the responsibility of the property or sign owner for all maintenance, operation, and repair.

7.3.23 Special Conditions

- A. All utilities servicing the Hospital District (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this area.
- B. All proposed uses are subject to the approval of a plat (preliminary) by the City Council after recommendation by the Planning and Zoning Commission, and prior to the issuance of a building permit or occupancy certificate on the premises. Site plans, and preliminary plats are to be prepared in accordance with existing City ordinances. When a variety of land uses are proposed on a single tract of land, the site plan or plat shall delineate the proposed uses and their acreages.
- C. No use shall be located or operated within the Hospital District which involves the emission of odorous material, smoke, or particulate matter or noise.

7.3.24 Retirement Center Requirements

A. Definition

A residential retirement center is a development that provides higher density apartment and condominium uses where the individual residential units and the overall complex or project are designed to meet the special needs of ambulatory elderly persons (although physically disabled persons who do not require medical supervision are welcome).

To qualify as a residential retirement center, a minimum of eighty percent (80%) of the total units shall have a household head of sixty (60) years of age or older. The remaining proportions may qualify by meeting one of the following conditions:

- 1 The household head is 55 years of age or older;
- 2 A unit is occupied by the surviving member(s) of a household, regardless of age, and the household head meeting the age requirements has died;
- 3 A unit is occupied by management personnel and family (the total of such dwelling units shall not exceed 1 per 100 dwelling units, or portion thereof, in the project);
- 4 The household head is physically disabled but does not require medical supervision.

B. Maximum Density Thirty-five (35) dwelling units per acre, unless otherwise specified by City Council.

C. Permitted Amenities Special facilities and services for residents such as a cafeteria and/or dining room,

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library, game room, swimming pool, jacuzzi, exercise room, arts and crafts facilities, greenhouse, housekeeping service, and related uses.

D. Permitted Ancillary Uses

The following ancillary uses shall be permitted by right to provide on-site goods and services for elderly residents and their guests, but are not intended for use by the general public:

1. Snack bar with a maximum of 350 square feet per 100 dwelling units;
2. Beauty or barber shop with a maximum of 250 square feet per 100 dwelling units or a maximum of 450 square feet per 100 dwelling units for combined operations;
3. Convenience retail shop with a maximum of 350 square feet per 100 dwelling units to provide for the sale of food items, non-prescription drugs, small household items, and gifts.

E. Safety Standards

A Residential Retirement Center shall provide the following minimum safety standards for its residents and guests:

1. All doors shall be of sufficient width to accommodate wheel chairs;
2. All dwelling units and communal facilities shall be adaptable for non-ambulatory persons;
3. Wherever steps are located, ramps or elevators shall also be provided;
4. Cooking units shall have no open flame;
5. Emergency signal facilities shall be provided in each dwelling unit, located three to four feet above floor level, and shall register a signal at a control location(s) to permit 24-hour-a-day monitoring. An intercommunication type telephone system that does not involve dial tone phones or require a series of numbers or codes to activate the system, may be utilized to meet this requirement;
6. Electrical outlets shall be located at least 24 inches above floor level;
7. Grab bars shall be located around all tubs and showers;
8. Toilet areas shall be adaptable for the installation of grab bars;
9. All floor surfaces shall be non-skid;
10. Central heating and air conditioning shall be individually adjustable for each residential unit.



Legislation Details (With Text)

File #:	20-10464	Version:	1	Name:	TA201002 - Accessory Structure Text Amendment
Type:	Agenda Item	Status:		Status:	Public Hearing Consent Agenda
File created:	10/7/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	TA201002 - Accessory Structure Text Amendment : Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; An ordinance amending Article 6 Section 6 Accessory Structures, and all related sections, to amend development regulations for accessory structure size, height and allowed exterior materials.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit 1 - Table 6E Summary of Density and Dimensional Requirements for Residential Structures.pdf](#)
[Attachment 1 - ZBA SUMMARY.pdf](#)
[Attachment 2 - Size Limitations.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Rashad Jackson, AICP

Title

TA201002 - Accessory Structure Text Amendment : Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; An ordinance amending Article 6 Section 6 Accessory Structures, and all related sections, to amend development regulations for accessory structure size, height and allowed exterior materials.

Presenter

Rashad Jackson, AICP

Recommended Action

Approve

Analysis

Grand Prairie has seen an increase in the number of variance requests for accessory structures and detached garages. The requests have been focused primarily on size, height and exterior material exceptions. Over the last two years, approximately 34% of Zoning Board of Adjustment request stemmed from accessory structure variances (see Attachment 1 table).

From a planning and development standpoint, significant and routine variance requests for regulations usually means the regulation should be amended. Staff has proposed an amendment to address the significant number of requests in order to reduce resident and staff time for such matters. The proposed amendments will streamline staff review of accessory structure requests and allow for more administrative approvals. The amendments will also put the Unified Development Code (UDC) in line with House Bill 2439 which prohibits

the ability to require specific exterior materials on principle or accessory structures.

Size

Current accessory structure regulations limit accessory structures to a set square footage no matter the size of the lot (see [Attachment 2](#)). A one acre lot is restricted to the same square footage as a quarter acre lot. Due to this size restriction, most residents request a variance. Based on previous variance requests, the typical size requested is 1,000 - 1,300 sq. ft. Larger units are generally requested by residents with larger lots.

Height

Current height requirements for accessory structures and detached garages are limited to a max of 14'. Most large square footage accessory structures have a typical height of 22'. The proposed amendment will allow for a maximum height of 22'. This proposed height would not be taller than maximum height allowed for the primary structure. Most all zoning districts restrict maximum height of primary structure to 25' - 30'.

Exterior Material

Table 6E Summary of Density and Dimensional Requirements for Residential Accessory Structures of the UDC requires a masonry exterior for all accessory structures over 200 sq. ft. Structures under 200 sq. ft. are allowed to use any building code approved material, including metal. The proposed amendment will streamline the requirements and allow any building code approved material for larger structures as well. The table will ask for masonry but allow an exception for metal or any building code approved exterior. When a metal exterior is proposed it shall have a baked enamel finish and adhere to ICC building code standards. The exterior color and design will be required to be in line with the primary home/structure. To assure there is no conflict with metal exterior requests and home owner association (HOA) requirements, any request for property regulated by an HOA will be required to submit a HOA approval letter with their permit submittal.

History

The subject of an accessory structure amendment was discussed at the July 21st City Council Development Committee meeting. Upon review of other benchmark city regulations and per CCDC comments, staff drafted revisions to allow additional flexibility for typical accessory structure requests. The proposed revisions were presented at the September 21st City Council Development Committee (CCDC) meeting. The CCDC approved of the proposed amendment.

Proposed Standards

See Exhibit 1 - Table 6E Summary of Density and Dimensional Requirements for Residential Structures. Also see ordinance below.

Financial Consideration

N/A

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 6, SECTION 6 ACCESSORY STRUCTURES AND ALL OTHER RELATED SECTIONS OF THE UNIFIED DEVELOPMENT CODE, ESTABLISHED BY ORDINANCE NUMBER 4779, PASSED ON NOVEMBER 20, 1990; TO AMEND DEVELOPMENT REGULATIONS FOR ACCESSORY STRUCTURE SIZE, HEIGHT AND ALLOWED EXTERIOR MATERIALS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: "Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council

or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee.”, and

WHEREAS, the Office of the City Manager directed staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments 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 October 26, 2020, such Notice of the time and place of such 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 amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend to the City Council of Grand Prairie, Texas, that said amendments 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 November 17, 2020 to consider the advisability of amending the Code of Ordinances and the Unified Development Code 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, Article 6, Section 6 Accessory Structures of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

SECTION 6 - ACCESSORY STRUCTURES

6.6.3.1. Garage (Residential): An attached or detached accessory structure which is subordinate to the primary structure, is not designed for human habitation, and which is used for the parking and storage of motor vehicles that are owned and operated by the residents of the residence. Such accessory structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to drive a standard sized vehicle through it. Attached and detached residential garages satisfy the off street parking requirements stipulated in Article 10, “Parking and Loading Standards.”
<<http://www.gptx.org/Modules/ShowDocument.aspx?documentid=561>> Such buildings shall meet all regulations located within this Article, and will be subject to all standards stipulated in Section 6, “Residential Off-Street/On-Site Parking Requirements,” of Article 10, “Parking and Loading Standards”, of the Unified Development Code <<http://www.gptx.org/Modules/ShowDocument.aspx?documentid=561>>.

Residential garages are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Detached residential garages shall be constructed in a manner and design consistent in materials and color as the primary structure, and are required to be clad in materials defined in **Section 6.15.1**.
 2. The maximum square footage for a detached residential garage ~~is 750 square feet as stipulated in **Section 6.6.4.D**~~ shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.6.5** of this ordinance.
 3. Detached residential garages are required to meet the setbacks stipulated for the primary structure.
 4. All garages are required to have a city approved concrete drive and approach.
-

6.6.2 Yard Setbacks for Accessory Structures

- A. For any detached accessory use or structure, not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district, the side and rear yard setback from the property line shall be a minimum of three (3) feet.
- B. If any accessory use or structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.
- C. Height for accessory uses or structures ~~exceeding 14 ft in maximum height~~ shall follow the requirements of Table 6E of this Article. ~~are prohibited unless~~ The Zoning Board of Adjustment and Appeals may grants an exception per **Section 6.6.5** of this ordinance.
- D. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three (3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure overhang an easement.
- E. No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall solid fence.
- F. No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.
- G. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height

restrictions established for the primary structure.

- H. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.
- I. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.
- J. No structure or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with construction, maintenance or efficiency of its respective system.
- K. The City of Grand Prairie, shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

6.6.3 Maximum Square Footage for Accessory Structures on a Residential Lot

- A. The square footage of an accessory structure ~~or building~~ includes all areas under roof, which is established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas are not considered to be under roof and are not calculated in the square footage for an accessory structure.
- B. For a residential lot or tract ~~0.5 acres (one-half acre) or less~~ less than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- C. For a residential lot or tract ~~greater than 0.5 acres~~ 0.5 acres (one-half acre) or greater, the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- D. In any case, the maximum permissible size for ~~an single~~ accessory structure ~~is 450 square feet, with the~~

~~exception of detached garages which shall not exceed a maximum permissible size of 750 square feet shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per Section 6.6.5 of this ordinance.~~

- E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot. ~~Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.~~

6.6.4 Building Construction for Accessory Structures ~~and Buildings~~

1. For Residential Lots or Tracts 0.5 acre (one-half acre) or less:

Accessory structures that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.

~~Accessory structures exceeding 200 square feet must be constructed of masonry, as defined in Section 13, "Minimum Masonry Content for Structures in Residential Zoning Districts," or be of a standard residential siding material consistent with materials used on the primary residential structure if 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.~~

2. For Residential Lots or Tracts Greater than 0.5 acre (one-half acre):

~~Accessory structures on lots greater than 0.5 acre (one-half acre) shall be allowed to be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 feet from all property lines. Accessory structures larger than 200 sq. ft. may be allowed to be constructed of metal with a baked enamel finish if the structure is located 30' from the front property line.~~

ALSO SEE EXHIBIT 1

SECTION 2

THAT Sections of Article 6 not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 3

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 4

THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the

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

SECTION 5

THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 6

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 17th DAY OF NOVEMBER, 2020.**

ORDINANCE NO. #####-2020

CASE NO. TA201002

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6E Summary of Density and Dimensional Requirements for Residential Structures

RESIDENTIAL ACCESSORY STRUCTURES ¹⁰		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 36 INCHES IN HEIGHT) ¹	CARPORTS ²	COVERED PATIOS OR PORCHES ³	DETACHED GARAGE	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (1/2 ACRE LOT OR LESS) (LESS THAN 1/2 ACRE)		450 ⁵ MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	500 ⁵	SEE NOTE ³	750 ⁵ MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	450 ⁵ MAX 50% OF THE SQ. FT. OF THE PRIMARY STRUCTURE ⁵	500
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (GREATER THAN 1/2 ACRE LOT) (1/2 ACRE LOT OR GREATER)		450 ⁶ MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	500 ⁵	SEE NOTE ³	750 ⁶ MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	450 ⁶ MAX 10% OF THE SQ. FT. OF THE TOTAL LOT AREA ⁶	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)		FRONT ⁷	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	REAR	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3
	INTERIOR SIDE	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3 ⁸
	SIDE ON STREET	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3
	SIDE ON ARTERIAL	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
	FRONT	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET) BETWEEN BUILDINGS (FEET)	REAR	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	6	0/6	0/6	6	6	0	SAME AS THE PRIMARY STRUCTURE
MAXIMUM HEIGHT (FEET)		14-22	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	14-22	14-22	14
MAXIMUM WALL HEIGHT (FEET) (LESS THAN 200 SQ. FT.) ¹¹		10	N/A	N/A	10	10	10
MAXIMUM WALL HEIGHT (FEET) (GREATER THAN 200 SF) ¹¹		12	N/A	N/A	12	12	12
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SF) ⁹		100% ¹⁰⁻⁹	N/A	N/A	100% ¹⁰⁻⁹	0%	N/A

Notes:

¹: Residential properties are permitted to have a maximum of three (3) accessory structures. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

²: Carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.2.1 for the requirements for a special exception.

³: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property.

⁴: Detached residential garages are required to have a city approved concrete drive approach.

⁵: Section 6.6.4.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

⁶: Section 6.6.4.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot. Percentage shall be calculated using the primary structure lot, not multiple lots. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

⁷: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence

⁸: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence.

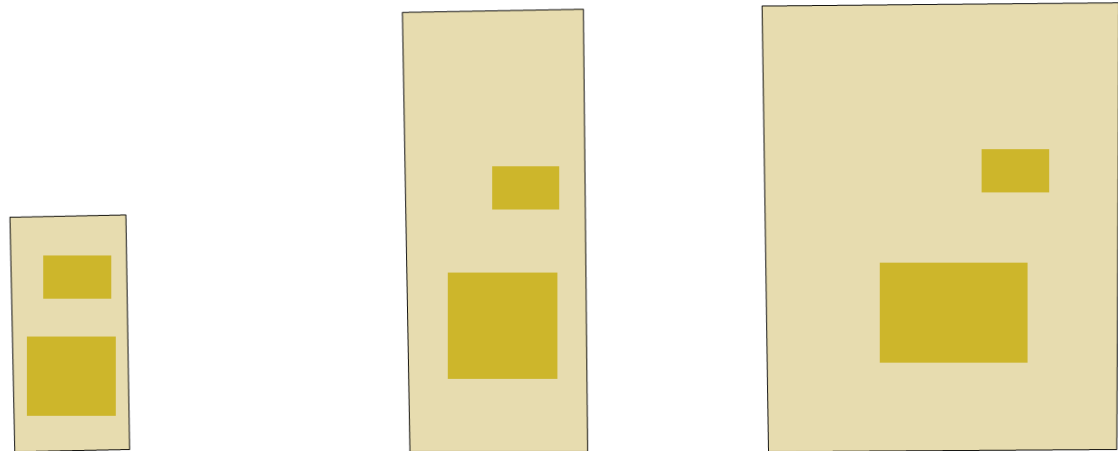
⁹: ~~Accessory structures exceeding 200 sq. ft. must be constructed of masonry unless a material exception is requested, unless 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non masonry materials then they may be constructed of a residential siding material consistent with the materials used on the primary residential structure. Exterior material exceptions may be allowed. Exterior materials shall adhere to the standards set forth in the ICC building code, including metal. Accessory structures larger than 200 sq. ft. may be allowed to be constructed of metal with a baked enamel finish if the structure is located 30' from the front property line. Exterior color, roofing type and roof pitch shall be consistent with the primary residential structure.~~

¹⁰: ~~Accessory structures on lots greater than a 1/2 acre shall be allowed to be constructed of metal with a baked enamel finish when the building is setback a minimum of thirty feet (30') from all property lines. To assure adherence with HOA regulations, an HOA approval letter shall be required for HOA regulated neighborhoods with submittal of the residential accessory structure permit.~~

¹¹: Wall height shall be measured from the finished floor elevation (FFE) to the top of the plate line supporting the roof.

ZBA SUMMARY	
2019	2020 (through Sept.)
118 Cases	71 Cases
Accessory Structures = 28% of Cases	Accessory Structures = 45% of Cases

Detached Garages : Existing Regulations



Lot Area	.17 Acre	.50 Acre	.99 Acre
Lot Area	7,405 sq. ft.	21,780 sq. ft.	43,124 sq. ft.
Living Area	1,500 sq. ft.	1,890 sq. ft.	2,067 sq. ft.
Detached Garage	750 sq. ft.	750 sq. ft.	750 sq. ft.
Lot Coverage	30%	12%	7%



Legislation Details (With Text)

File #:	20-10465	Version:	1	Name:	TA201003 - Hybrid Housing Text Amendment
Type:	Ordinance	Status:		Status:	Public Hearing Consent Agenda
File created:	10/7/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	10/26/2020	Final action:		Final action:	
Title:	TA201003 - Hybrid Housing Text Amendment: Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; an ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code.				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Rashad Jackson, AICP

Title

TA201003 - Hybrid Housing Text Amendment: Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; an ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code.

Presenter

Rashad Jackson, AICP

Recommended Action

Approve

Analysis

Hybrid housing, also known as build-to-rent homes, combines elements of traditional single family and multi-family development. It typically includes a mix of attached and detached single-story units available for rent on a single lot. Maintenance of individual units, common areas and landscaping is the responsibility of a single entity.

Over the last few months, the city has seen an increase in interest from developers wanted to construct hybrid housing. The Unified Development Code does not contain development standards specific to this style development. Previous hybrid housing developments have been allowed to develop under multifamily development requirements. The resulting developments have caused design concerns from staff and Council members.

History

The City Council Development Committee (CCDC) discussed possible opportunities to regulate this new housing trend. CCDC meetings were held on July 21, 2020 and September 21, 2020. The reviews highlighted their general concerns with design, building orientation along the right of way, screening and parking. Upon review of the UDC, staff noted that most all existing standards for Townhouse development would address the noted design concerns.

An amendment was proposed that will establish specific criteria for hybrid housing development in accordance with townhouse design regulations. The amendment will allow for a consistent design in line with City of Grand Prairie expectations.

Proposed Standards

As noted, staff recommends using the Townhouse design criteria as a basis for all hybrid housing development. Hybrid housing will be included in the Appendix W Townhouse Amenity, Design & Parking standards. The use, SF- Hybrid Housing (Build To Rent), will be added to Article 4 Permissible Uses. The use will be allowed under the SF - Townhouse zoning district. Hybrid housing planned developments will be required to use townhouse zoning as its base zoning district as well.

Most developers only implement the single-family unit as the “hybrid” aspect of the development with multifamily zoning used as the base zoning district. The increased density and typical site layout allowed for multifamily development can create design and function issues (access, parking, orientation) when trying to incorporate single family units. The goal would be to require additional single-family design and function elements to truly make a “hybrid” design that accommodates single family development.

Using the townhouse zoning designation for this use will also set a reasonable density baseline for proposed development as opposed to using the multifamily zoning designation. Staff also feels the townhouse amenity and design standard requirements will create developments more in line with other single-family developments.

The proposed amendment will allow for:

- More Townhouse Derived product
- Use of the existing Townhouse Amenity, Design & Parking standards set forth in Appendix W of the UDC. Simple way to regulate using existing design standards.
- Opportunity for Individual / Independent Access for each unit.
- Better building orientation. The Townhouse access and design standards address building orientation issues.
- Open space standards in line with Appendix W requirements.
- Proper ROW Screening / Landscape Buffers in accordance with existing Appendix W standards

Please see the attached ordinance and proposed amendments.

Financial Consideration

N/A

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING APPENDIX W RESIDENTIAL DEVELOPMENT STANDARDS; ARTICLE 4 PERMISSIBLE USES; ARTICLE 10

PARKING AND LOADING STANDARDS AND ARTICLE 30 DEFINITIONS OF THE UNIFIED DEVELOPMENT CODE, ESTABLISHED BY ORDINANCE NUMBER 4779, PASSED ON NOVEMBER 20, 1990; TO CREATE REGULATIONS FOR THE DEVELOPMENT OF HYBRID HOUSING OR BUILT TO RENT SINGLE FAMILY HOUSING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee.”, and

WHEREAS, the Office of the City Manager directed staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments 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 October, 26, 2020, such Notice of the time and place of such 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 amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend to the City Council of Grand Prairie, Texas, that said amendments 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 November 17, 2020 to consider the advisability of amending the Code of Ordinances and the Unified Development Code 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, Article 4, “Permissible Uses” of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

SECTION 16 - USE CHARTS

FAMILY LIVING RESIDENTIAL	SF-5	SF-6	SF-Z	SF-A	2F	TH	MF-1	MF-2	MF-3
<u>SF - HYBRID HOUSING (BUILT TO RENT)</u>						<u>X</u>			

SECTION 2

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

SECTION 3

THAT, Article 30, “Definitions” of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

Dwelling, Hybrid Housing (build to rent): A dwelling, single family attached or townhouse, designed and constructed specifically for rent and located on a single lot or tract with multiple other units. This dwelling shall not be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

SECTION 4

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

SECTION 5

THAT, Appendix W Residential Development Standards of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

Table of Contents

Section 3

Standards for Townhouse, Hybrid Housing and Multi-Family Development

I. Exterior Design Requirements

II. Amenity and Design Standards for Multi-Family Developments

III. Off-Street Parking Standards for Multi-Family Developments

IV. Amenity and Design Standards for Townhouse and Hybrid Housing Developments

IV. AMENITY AND DESIGN STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

- A.** To present an attractive streetscape, developers are encouraged to design single-family attached ~~and~~ , townhouse and hybrid housing units such that front yards face dedicated streets with back yards facing each other or internal alleyways.

B. A developer may propose an alternative frontage, such as green space, if a common access road meeting the specifications for a commercial fire lane is provided along the rear or sides of each unit. This standard may be modified only if each individual unit accessed by the street is equipped at time of occupancy with an automatic sprinkler system. Any modification to the standard requires City Council approval.

C. Any portion of a single-family attached ~~or~~ , townhouse and hybrid housing development where the back or side yards of individual units face a dedicated arterial or collector street shall provide a Type I perimeter screening fence a minimum of 6 feet in height. Individual units with front yards facing a dedicated street classified as an arterial shall provide a Type II fence a minimum of four (4) feet in height. As noted in IV.A., developers are encouraged to design the units such that front yards face dedicated streets with back yards facing each other or internal alleyways.

D. Hybrid housing developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.

E. A mandatory Property Owner's Association or Public Improvement District shall be responsible for the maintenance of common elements, including, but not limited to, the following:

1. Required screening along dedicated streets;
2. Landscaping and irrigation in common areas or rights of way;
3. Common building exteriors and roofs, or private building exteriors or roofs placed under a dedicated maintenance easement;
4. Common yards;
5. Front yards of individual units, whether such yards are under private or common ownership;
6. Internal access drives, if not dedicated as public right of way;
7. Parks and other common areas within the development area.

F. Association documents shall be reviewed by Staff and be subject to approval by the City to insure that they conform to all requirements of this section and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat. This requirement may be waived for infill development of four units or fewer.

G. Recommended Design and Architectural Techniques

1. Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, should be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques should be used.
2. Exterior materials other than roof materials, windows, and railings, should consist of durable

products including masonry as defined in this Appendix, architectural metal panel, or engineered wood.

3. If a flat roof is utilized for the primary roof surface, the design should employ the following architectural treatments:
 - a. Provide substantial horizontal and vertical offsets from the primary cornice elevation over a minimum of 30% of the linear footage of each building. As an alternative, each demised space may employ its own offset from adjoining units, provided the horizontal or vertical offset is no less than 5% of the adjoining unit(s) based on the adjoining unit(s) overall height.
 - b. Provide corner treatments for flat roofs at all building corners including a minimum of one sloped or non-horizontal element. The corner treatments should extend from each corner a minimum of 10% of the total distance between the terminating corners of each building side. As an alternative, unique offsets may be provided for each demised unit.
 - c. Provide parapets and other structures not employing a hipped or mansard roof design that are finished on all sides with a three dimensional cornice element.
4. Mailboxes serving residential units shall be centrally located, be constructed of materials similar to those utilized on residential dwellings, and be equipped with safety lighting. The mailboxes shall be placed in a common lot with a minimum of 10 feet in depth as measured from the right of way. The mailboxes and common lot shall be maintained by the Property Owner's Association.
5. All exterior fireplace chimneys, including roof-protruding chimneys, shall should be 100% incased with a masonry or stone product.
6. Repeat color of brick, stone, siding or other non-accent fascia material should not be used within four consecutive residential units.

H. Landscaping requirements for townhouse and hybrid housing development:

1. Each individual residence at the time of occupancy shall have the following minimum landscaping:
 - a. *Tree planting requirement.*
 - i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with an additional two three-inch caliper trees to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - iii. In addition to the requirements above, the developer shall plant one tree per 2,500

square feet of developed area, including streets and drainage facilities.

- b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list ([see Exhibit 5](#)).
- c. Lots may contain up to 40% of landscape area in groundcover.
- d. A developer may request credit of up to five (5) trees per design recommendation, if the developer demonstrates that a townhouse development will provide those items listed in section F.1, F.2, and 3.a, 3.b, and 3.c, up to a maximum credit of 25 trees.

I. For townhouse developments with individual platted lots, all ~~platted~~ lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the ownership of the Property Owner's Association.

J. For hybrid housing developments, developed on a single tract or lot, all units shall have access to a private internal access drive. Private access drives shall be dedicated in a separate mutual access easement under the ownership of the Property Owner's Association.

V. OFF-STREET PARKING STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

- A. Townhouse or hybrid housing development shall provide a minimum of two (2) garage spaces for each unit with two (2) or more bedrooms. Single bedroom units may provide one (1) garage space.

1. All garage units shall be directly accessible to the living area of the residential unit unless the location and size of detached garage units are specifically approved by City Council.

2. Guest parking shall be required in accordance with Article 10, Parking and Loading Standards. Developments which do not dedicate public streets shall provide guest spaces in common areas with pedestrian linkages to the units they serve.

- B. Tandem parking behind the garage may be included in the guest parking calculation if minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.

IV. TREE CREDITS FOR TOWNHOUSE, HYBRID HOUSING AND MULTI-FAMILY DEVELOPMENT

- A. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Existing Trees	Tree Credit
1 Tree, Less Than 3" in Caliper	0
1 Tree, 3.1" up to 6" in Caliper	1

1 Tree, 6.1" up to 9" in Caliper	2
1 Tree, 9.1" up to 12" in Caliper	3
1 Tree, 12.1" up to 16" in Caliper	5
1 Tree, Larger Than 16" in Caliper	8

SECTION 6

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

SECTION 7

THAT, Appendix 10 Parking and Loading Standards of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

10.7.2 Schedule of On-Site Parking Requirements

Use Classification	Minimum Spaces
Single Family: SF-A, SF-T, <u>SF - Hybrid Housing</u>	Two (2) spaces per dwelling in a garage building attached to the dwelling unit or (2) parking spaces per dwelling situated within a common parking area that serves multiple units within a townhome complex. Guest parking shall be provided at One (1) space for each five (5) units for townhome complexes (subject to the provisions of Article 10.7.5).

10.7.5 Off-Street Parking Standards for Single Family Attached ~~and~~, Single Family Townhouse and Hybrid Housing Uses

- C. Required garage parking shall be directly accessible to the living area of the residential unit. All parking garages shall be equipped with carbon monoxide detectors located inside the living unit adjacent to the interior door that provides access into the garage from the living unit.
- D. Tandem parking behind the garage that does not encroach into the adjoining access drive or street right-of-way, may be included in the guest parking calculation for single family attached and townhouse

developments. Garage units shall be used only for the parking of motor vehicles containing no more than two wheel axles and that are used as the primary mode of street transportation by the occupant.

- E. All front entry garages shall be setback a minimum of 12" from the nearest front building elevation.
- F. Covered parking spaces shall be provided for 40% of all units for a townhome development that provides common parking areas in addition to the required garage parking specified in **Section 10.7.2**. Covered parking within a common parking area shall be architecturally enclosed on three sides by a brick or stone masonry material and be equipped with internal lighting. The roof structure for covered parking and carport structures shall have a minimum roof pitch of 6:12 and be constructed of a similar roofing material used for the main residential building. A flat roof design is not permitted for covered parking. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements of **Article 6.6.1**. Covered parking structures shall not be located within the required front or side yard building setback abutting a designated arterial or collector thoroughfare.

SECTION 8

THAT Sections of Appendix 10 Parking and Loading Standards not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 9

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 10

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

SECTION 11

THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as

may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 12

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 17th DAY OF NOVEMBER, 2020.**

ORDINANCE NO. #####-2020

CASE NO. TA201003