



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, January 6, 2020

5:30 PM

City Hall, Council Chambers

Call to Order - Commissioner Briefing

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

* Distribute P&Z by-laws for February discussion

* Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Joshua Spare Presiding

Invocation

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

Citizen Comments

Public Hearing Consent Agenda

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

1 [19-9645](#) Approval of Minutes of the December 2, 2019 P&Z meeting.

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

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

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

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

[Exhibit B- Site Plan](#)

[Exhibit C- Elevations](#)

[Exhibit D- Landscape Plan](#)

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

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

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

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

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

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

City Council Action: January 21, 2020

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

[CPA200101 Mailing List](#)

- 8 [19-9641](#) Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of ‘**AG, Agricultural**’ for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is City of Grand Prairie Planning.

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

[Z200101 Mailing List](#)

[Exhibit i - Boundary Adjustment Ordinance](#)

- 9 [19-9642](#) Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

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

Public Hearing Postponement, Recess, and Continuations

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

None

Items for Individual Consideration

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

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

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

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

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

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

[Exhibit B - Site Plan](#)

[Exhibit C - Elevations](#)

[Exhibit D - Landscape Plan](#)

Public Hearing

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

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

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

[Exhibit B - Bida Em Floor Plan.pdf](#)

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

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

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

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on January 3, 2020.

Chris Hartmann
Planning Secretary

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



Legislation Details (With Text)

File #: 19-9645 **Version:** 1 **Name:** Approval of Minutes of the December 2, 2019 P&Z meeting
Type: Agenda Item **Status:** Consent Agenda
File created: 12/10/2019 **In control:** Planning and Zoning Commission
On agenda: 1/6/2020 **Final action:**
Title: Approval of Minutes of the December 2, 2019 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 12-02-19.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis



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

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

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

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

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

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

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

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

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

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

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

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

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

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

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

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

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

Motion: Connor

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

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

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Motion: Fisher

Second: Landrum

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

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

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

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

Motion: Coleman

Second: Connor

Ayes: Coleman, Connor, Fisher, Landrum, Spare

Nays: None

Approved: 5-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

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

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

PLANNING AND ZONING COMMISSION DRAFT MINUTES, DECEMBER 2, 2019

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



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

ADJACENT LAND USES:

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

Table 1: Zoning and Land Uses

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

HISTORY:

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

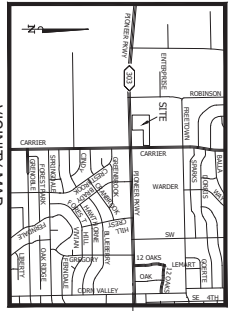
PLAT FEATURES:

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

RECOMMENDATION:

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





SPRING 1975, 1976

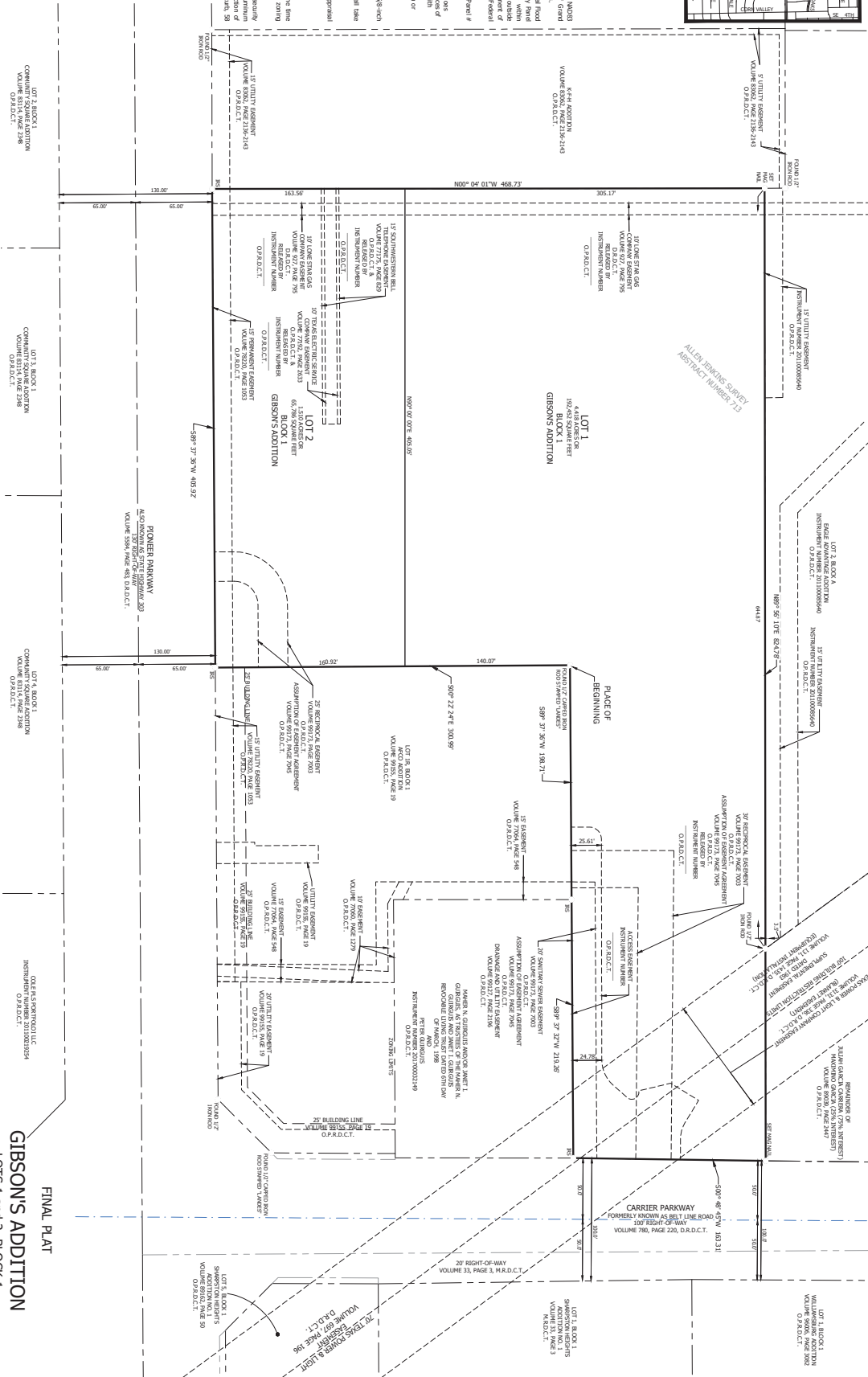
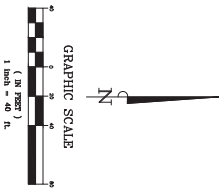
2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM), Community Panel No. 481330-0439, dated March 21, 1995. The property appears to be within Zone "X" and the entire property lies within a "zone" determined to be outside the 0.2% annual chance floodplain² zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "TRIP" map is for use in administering the "TRIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be addressed as severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage basins or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "TRIP".

3. All tie corners (Original Monumentation) shall be iron rods set (115) are 3/8-inch with a red plastic cap stamped "M.S. 4839".
4. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
5. Ownership references shown herein are based on the Dallas Central Appraisal Districts web page data (www.dallascentral.org).

6. The property is currently zoned GR - General Residential District.

7. SOURCE BENEFIT: City of Grand Prairie Monument 36, being a top security and monument with aluminum cap stamped "36" found in wet with aluminum access cover located approximately 89 feet East of the continuous intersection of Richardson Road and Poplar Parkway in the center median, 9 feet North of curb, 58 feet West of storm inlet.



FINAL PLAT

GIBSON'S ADDITION

21

5.928 acres out of the Allen Jenkins Survey,
Abstract No. 713

City of Grand Prairie, Dallas County, Texas

Date Prepared: October 2019

SHEET 1 OF 2

Case: SD# P200103

3 **BANNISTER**
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
T8185 REGISTRATION NO. 10193823

PROJECT NO. 116-19-002

PROJECT NO.: 116-19-002

This plat filed in Instrument No.

Date _____

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MYRTLE ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, PLS
PHONE: 817-947-2034
mike@bannistereng.com

OWNER / DEVELOPER:
DAVID NICKAS ORGAN DONOR
AWARENESS FOUNDATION, INC.
2935 SOUTH BELLLINE ROAD
GRAND PRAIRIE, TX 75225
CONTACT: chiese DeBabin
PHONE: 972-283-6795

chase@aerofirm.aoffice.com

[illegible]

existing North right-of-way line of said Pioneer Parkway, a distance of 105.92 feet to a five-eighths inch iron rod with plastic cap stamped "R.P.S. 6837" set for the Southwest corner of said David McKee Ogden corner tree, same being the Southwest corner of the certain tract hereinafter described as K-H-1 Addition (hereinafter referred to as K-H-1 Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 83062, Page 2138-2143, O.P. & L.C.T.;

the common line between said David Nidos Organ Donor tract and said K-F-H Addition, a distance of 468.73 feet to a magal mat act in the Northwest corner of said David Nidos Organ Donor tract, same being the South line of that certain tract of land described as Lot 4, Block A, Phase Advantage Addition (hereinafter referred to as Lot 2), in addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in instrument number 2011-0008560, O.P.R.D.C. T.;

[illegible]

When we first wrote the first draft of *Gold Country*, Parkway, a distance of 16,331 feet to a low-sulfite iron and iron-rich clastic cone sampled by USGS 8387P at (or the Eastern-Southern corner of David Gulch) Organ Dome tract, same being the Western corner of that orebody tract of and described in a Special Warranty Deed to Maher N. Gurgus and/or Janet L. Gurgus, as trustees of the Maher N. Gurgus estate. Janet L. Gurgus received living trust titled on 04/04/1998, 1998 and Peter Gurgus (hereinafter referred to as Gurgus tract), as recorded in Instrument Number 20170001021-1 at C.A.R.I.D.C.I.

THEIR South 99 yards, 37 minutes, 32 seconds West, departing the existing West right-of-way line of said Currier Highway and with the common line between said David Nickols Organ Donor tract and said Gungahra tract, a distance of 219.26 feet to a five-eighths inch rod with plastic cap stamped "98-5-4838" set for corner, same being the Northwest corner of said Gungahra tract, same being the Northeast corner of the aforesaid Lot 18;

THE South 89 degrees 37 minutes 36 seconds West with the common line between said David Nicklas Organ Donor tract and said land, a distance of 198.71 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 5.928 acres (258,238 square feet) of land.

[illegible]

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

Witness, my hand this _____ day of _____, 2019

DAVID NICKLAS ORGAN DONOR AWARENESS FOUNDATION, INC.

By:

State of Texas §
County of Dallas §

Before me, the undersigned authority, on this day personally appeared _____, Vice President of Grand Bank Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission expires: _____

BANISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TREC REGISTRATION NO. 10103823

PROJECT NO.: 116-19-002

240 North Mitchell Road | Mansfield,
TBPLS REGISTRATION NO. 10193823

PROJECT NO.: 116-19-002

This plat filed in Instrument No. _____, Date: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

PRELIMINARY

RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis DATE: _____

T.B.P.L.S. REGISTRATION NO. 10193822

State of Texas §
County of Tarrant §

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

Notary Public in and for the State of Texas

My Commission expires: _____

FINAL PLAT

GIBSON'S ADDITION

LOIS J and J. DUP T C107

2 Lots

Abstract No. 713

City of Grand Prairie, Dallas County, Texas

Date Prepared: October 2015

SHEET 2 OF 2

Case: SD# P200103

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
2-40 NORTH MITCHELL ROAD
MANFISFIELD, TEXAS 76663
CONTACT: MICHAEL DAVIS, PMS
PHONE: 817-892-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DAVID NICKAS ORGAN DONOR
AWARENESS FOUNDATION, INC.
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TX 75252
CONTACT: Chaele Debusch
PHONE: 972-285-6796
chaele@awarefdn.org





Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

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

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

PURPOSE OF REQUEST:

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

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

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

ZONING REQUIREMENTS:

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

Table 2: Density and Dimensional Requirements

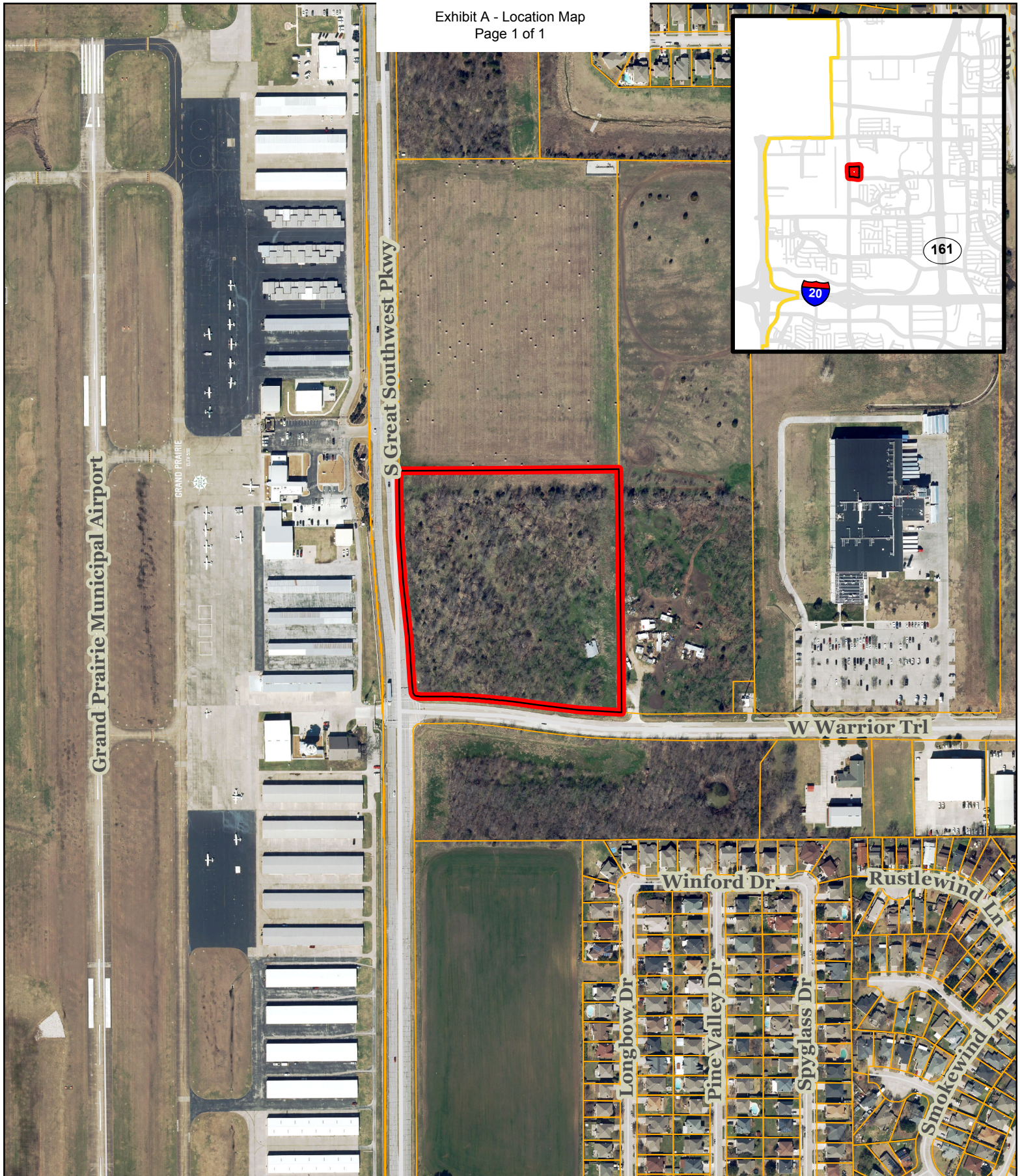
Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	457,630	Yes
Min. Lot Width (Ft.)	100	628.4	Yes
Min. Lot Depth (Ft.)	150	692.5	Yes
Front Setback (Ft.)	25	25	Yes

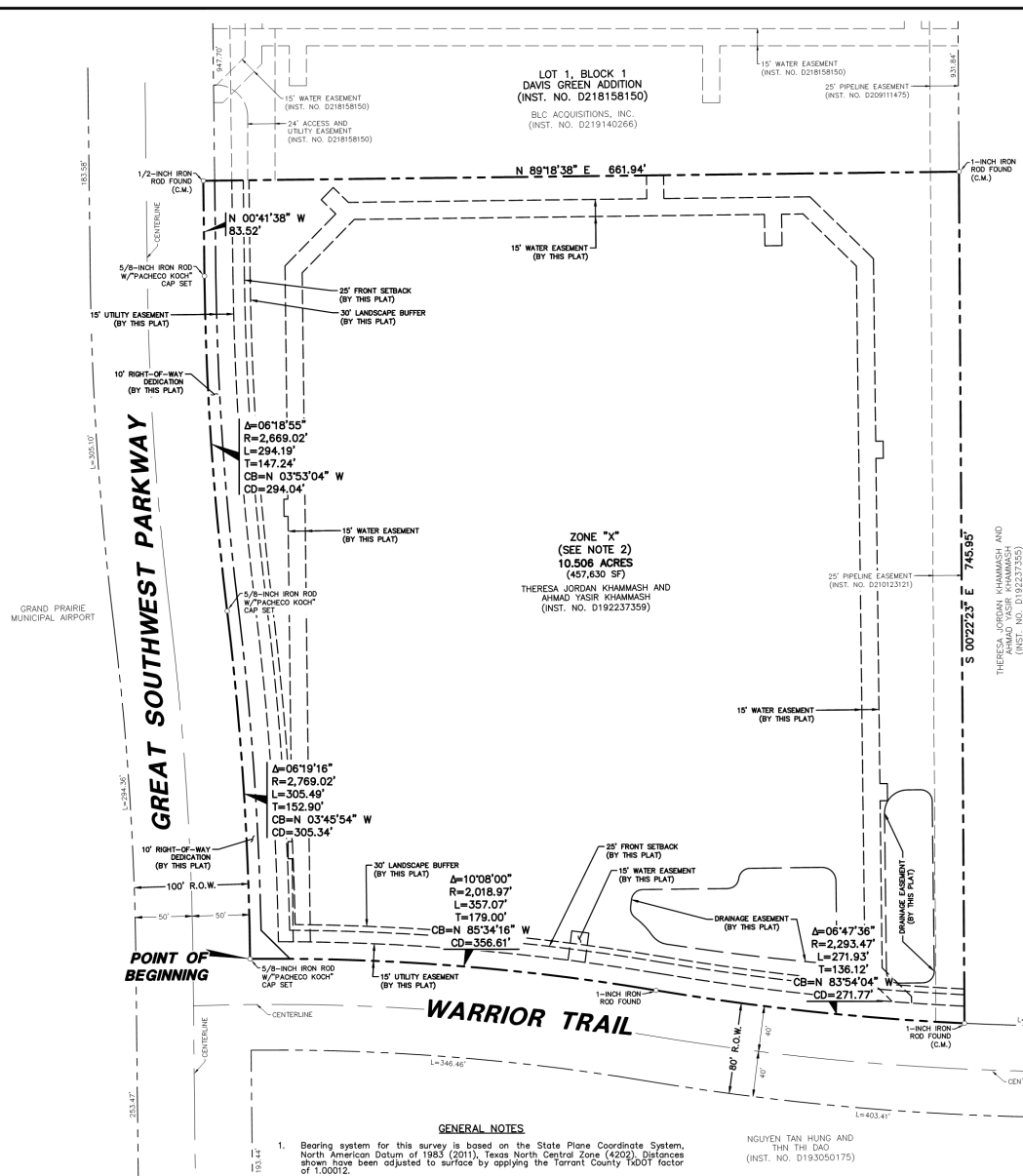
PLAT FEATURES:

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





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

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3033 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008	
DRAWN BY	CHECKED BY	SCALE	DATE
KAJ	ACD	1"=50'	NOV, 2019
			JOB NUMBER
			4116-19.357

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

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown on this map have been adjusted to surface by applying the Tarrant County 1400' factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, and incorporated Areas, Map No. 4843C0350L, dated 01/01/2013, and Flood Insurance Study, Map No. 4843C0350L, dated 01/01/2013. The subject property is shown to be located in Zone "X" Floodway on said map. The location of the said subject property is shown on said map. The subject property is not located in the flood zone. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. Zoning classifications indicated on this plot reflect the zoning in place at the time this plot was approved and does not represent a wasted right to the zoning indicating.
4. Existing or future minimum set-backs established by City of Fort Worth shall take precedence over building and deed setbacks.

OWNER
THERESA AND AHMAD KHAMMASH
2411 GARDEN PARK CT.
ARLINGTON, TEXAS 76013

APPLICANT
IRONWOOD REALTY PARTNERS, LLC
3030 LBJ FREEWAY, SUITE 1390
DALLAS, TEXAS 75234
PH: (214) 264-7423
CONTACT: ROBERT W. RICE

SURVEYOR / ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 140
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

03	FINAL PLAT-LOT 2 BLOCK 1 WARRIOR ADDITION
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Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF THE REQUEST:

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

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

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

ZONING REQUIREMENTS:

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

Table 2: Density and Dimensional Requirements

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

PLAT FEATURES:

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

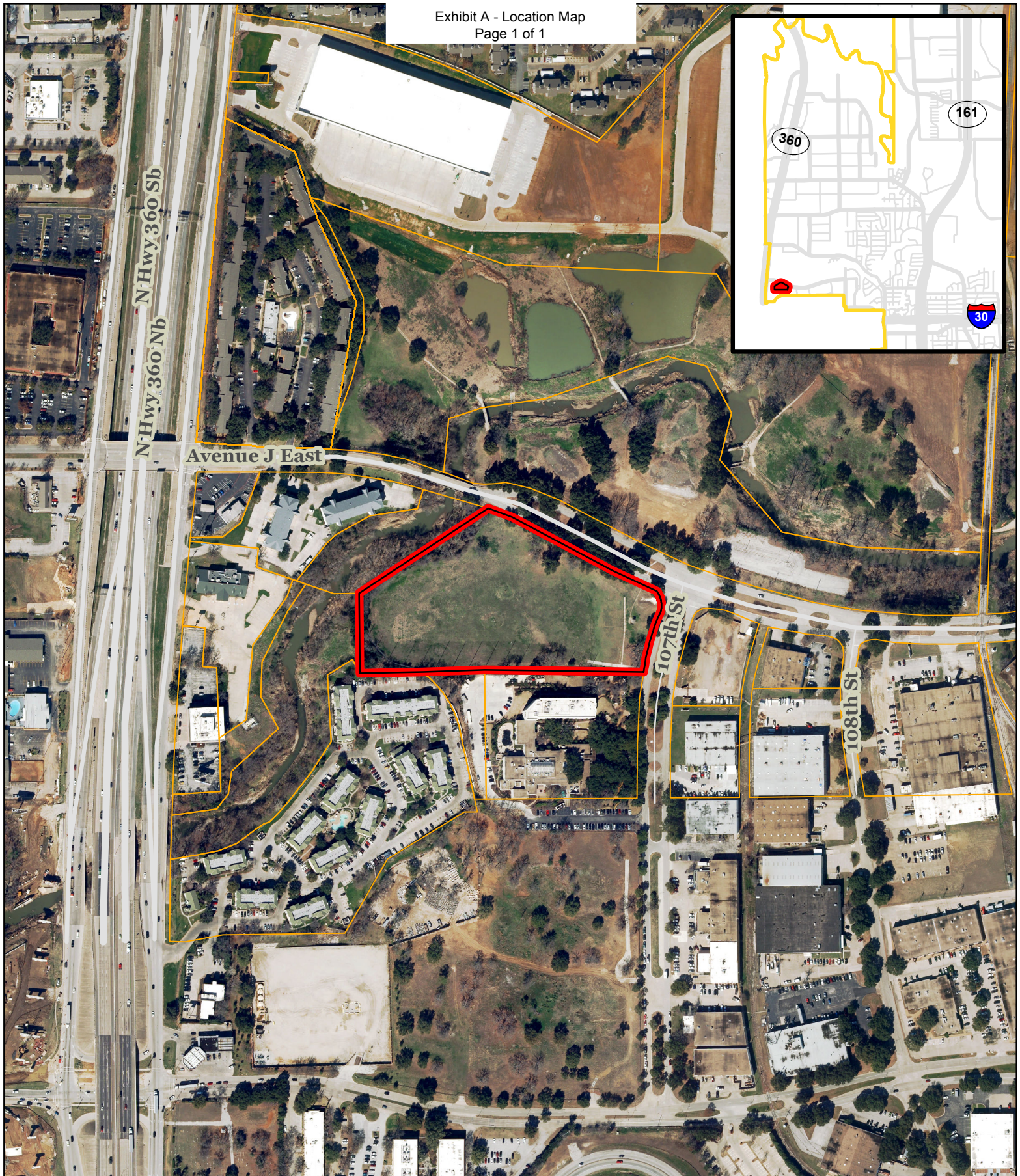
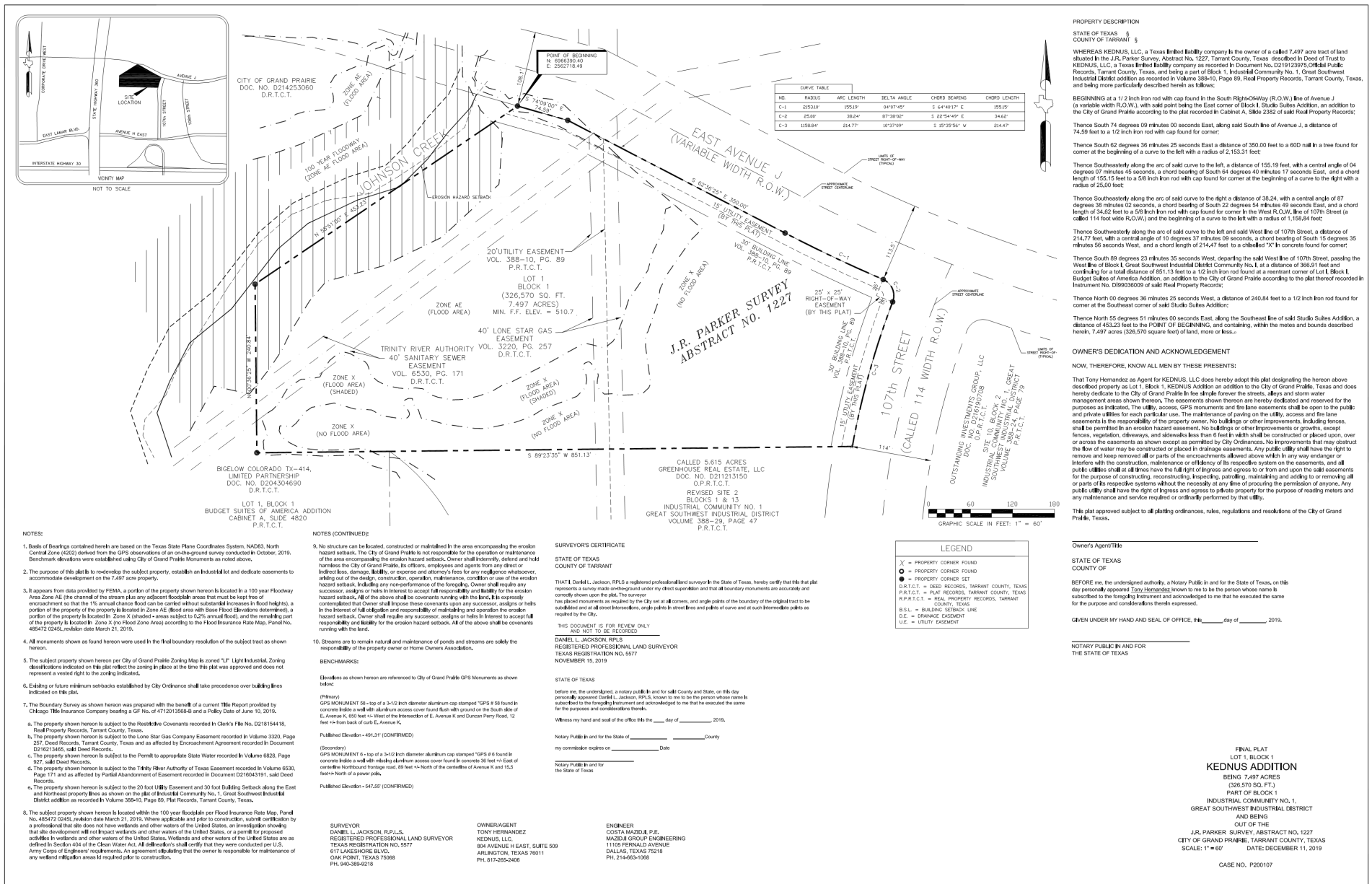


Exhibit B - Final Plat
Page 1 of 1





Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

HISTORY:

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

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-130	Single-Family Residences
East	PD-130	Undeveloped Lot, Single-Fam
South	PD 267	Undeveloped Lot, Single-Fam
West	PD-130	Single-Family Residences

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

Parking Requirements

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

Table 3: Parking Summary

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

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

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

Building Design

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

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

VARIANCES:

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

RECOMMENDATION:

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



130 0 130 Ft

Camp Wisdom S200101

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

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



**Grand
Prairie**
TEXAS


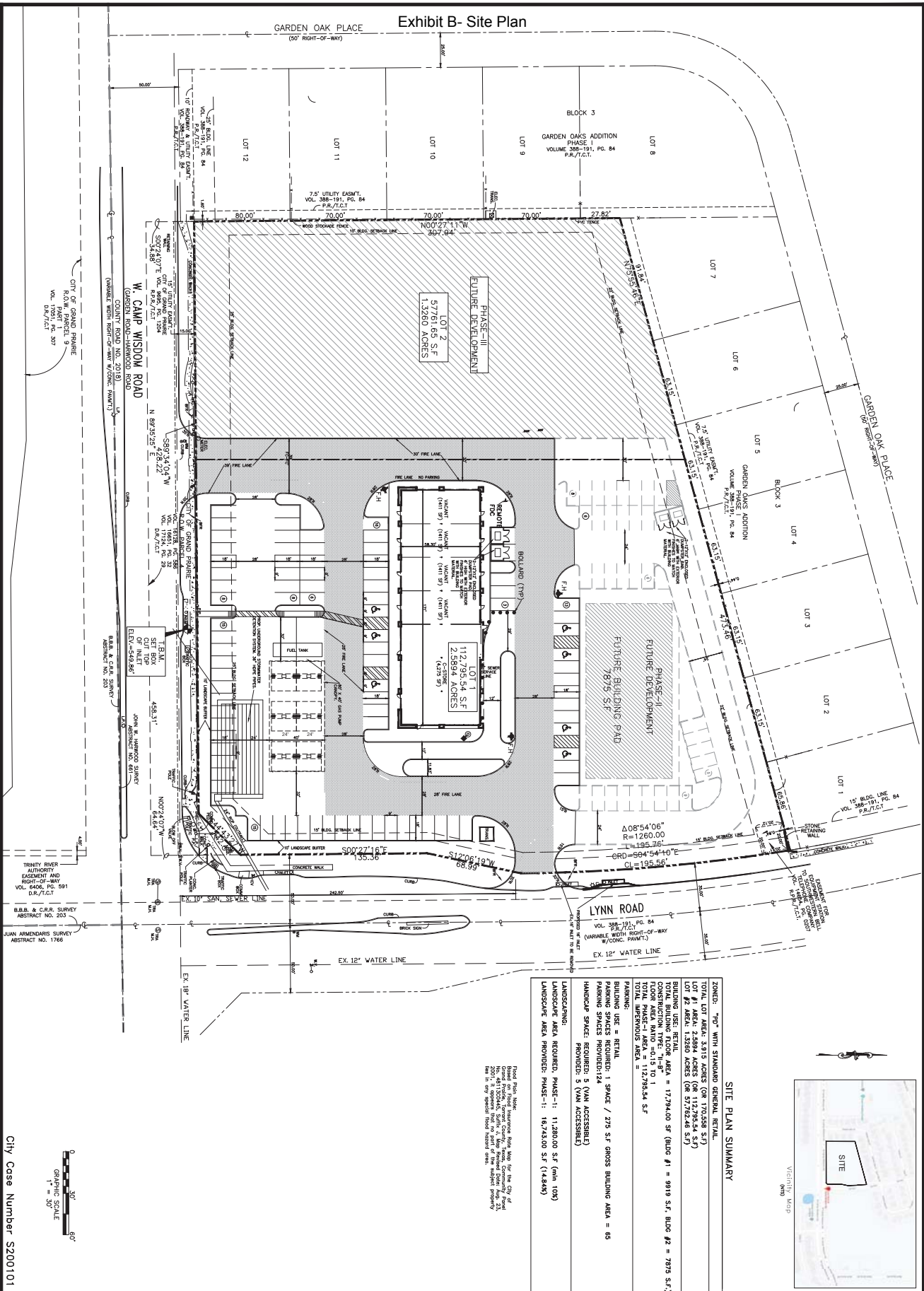
 Parcels

Exhibit B- Site Plan



SITE PLAN SUMMARY

ZONED: "P" WITH STANDARD GENERAL RETAIL.	
TOTAL LOT AREA: 3,315 ACRES (OR 170,558 S.F.)	
LOT #1 AREA: 2,589.4 ACRES (OR 112,785.54 S.F.)	
LOT #2 AREA: 1,326.0 ACRES (OR 57,762.46 S.F.)	
BUILDING USE: RETAIL	
TOTAL BUILDING AREA: 17,794.00 SF (Bldg #1 = 8,919 S.F., Bldg #2 = 7,875 S.F.)	
CONSTRUCTION TYPE: "B"	
FLOOR AREA MAINTAINED: 10 S.F. TO 100 S.F.	
TOTAL IMPERVIOUS AREA: 17,794.00 SF	
PARKING:	
PARKING SPACES REQUIRED: 1 SPACE / 275 S.F. GROSS BUILDING AREA = 65	
PARKING SPACES PROVIDED: 124	
LANDSCAPING:	
LANDSCAPE AREA REQUIRED: PHASE-1: 11,280.00 SF (min 10%)	
LANDSCAPE AREA PROVIDED: PHASE-1: 16,745.00 SF (148%)	



Final Plat Map Note:
 The final plat map for this project was prepared by the City of Dallas, Texas, and is subject to the City's final review and approval. The City's final review and approval is required for the final plat map to be recorded in the public records.

City Case Number S200101

SEALED
 DATE: 1-02-2020
 SHEET NUMBER: C2

JAHVANI CONSULTING ENGINEERS, INC.
 TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL. (214) 718-9469
 jahvani@hotmail.com

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



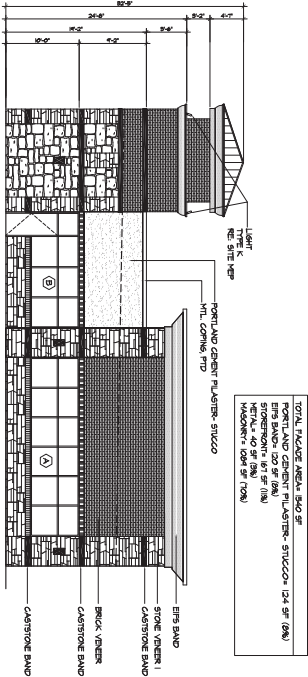
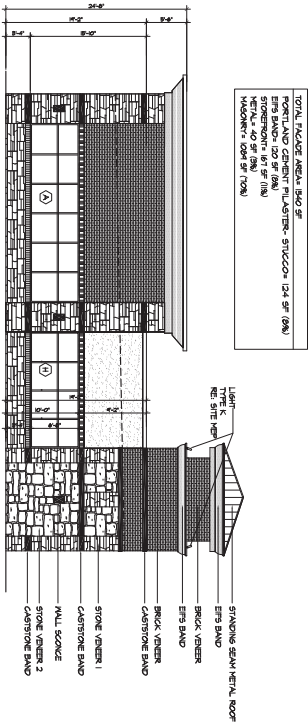
MA International
2801 Perth Street
Dallas, TX 75220
jdmma2@yahoo.com
F-3485

DATE	REVISION
1/21/11	CONSTRUCTION DOCUMENT

DATE	REVISION
1/21/11	CONSTRUCTION DOCUMENT

CAMP WISDOM
PLAZA
GRAND PRAIRIE
TEXAS
ENLARGED
ELEVATIONS

2800-07
04.02



04 SIDE ELEVATION- WEST

1/8"=1'-0"

03 SIDE ELEVATION- EAST

1/8"=1'-0"

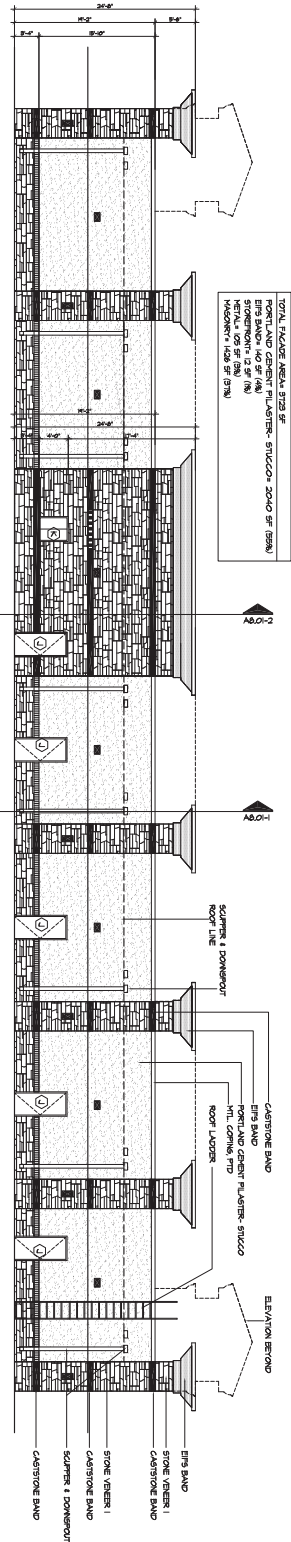
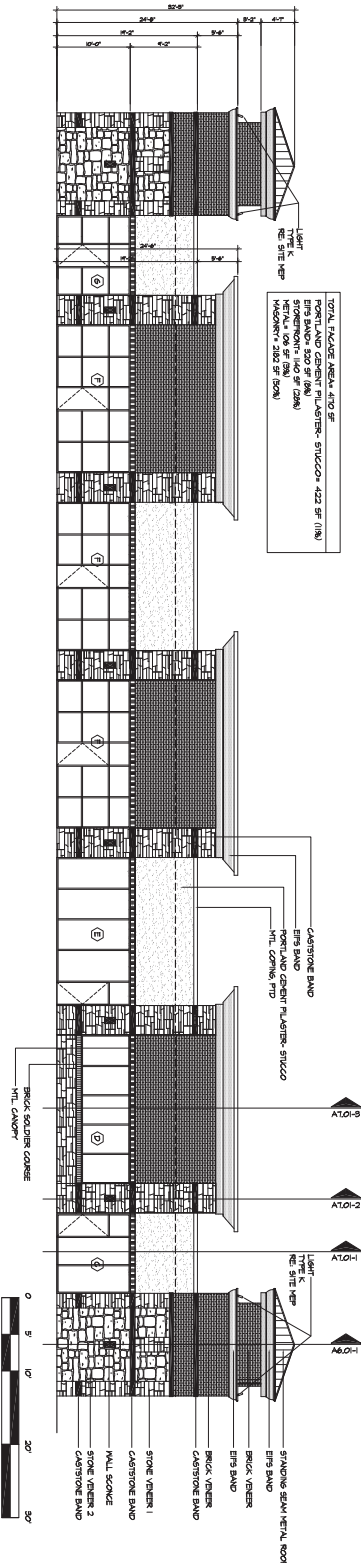


Exhibit C- Elevations

1/8"=1'-0"

02 REAR ELEVATION- NORTH

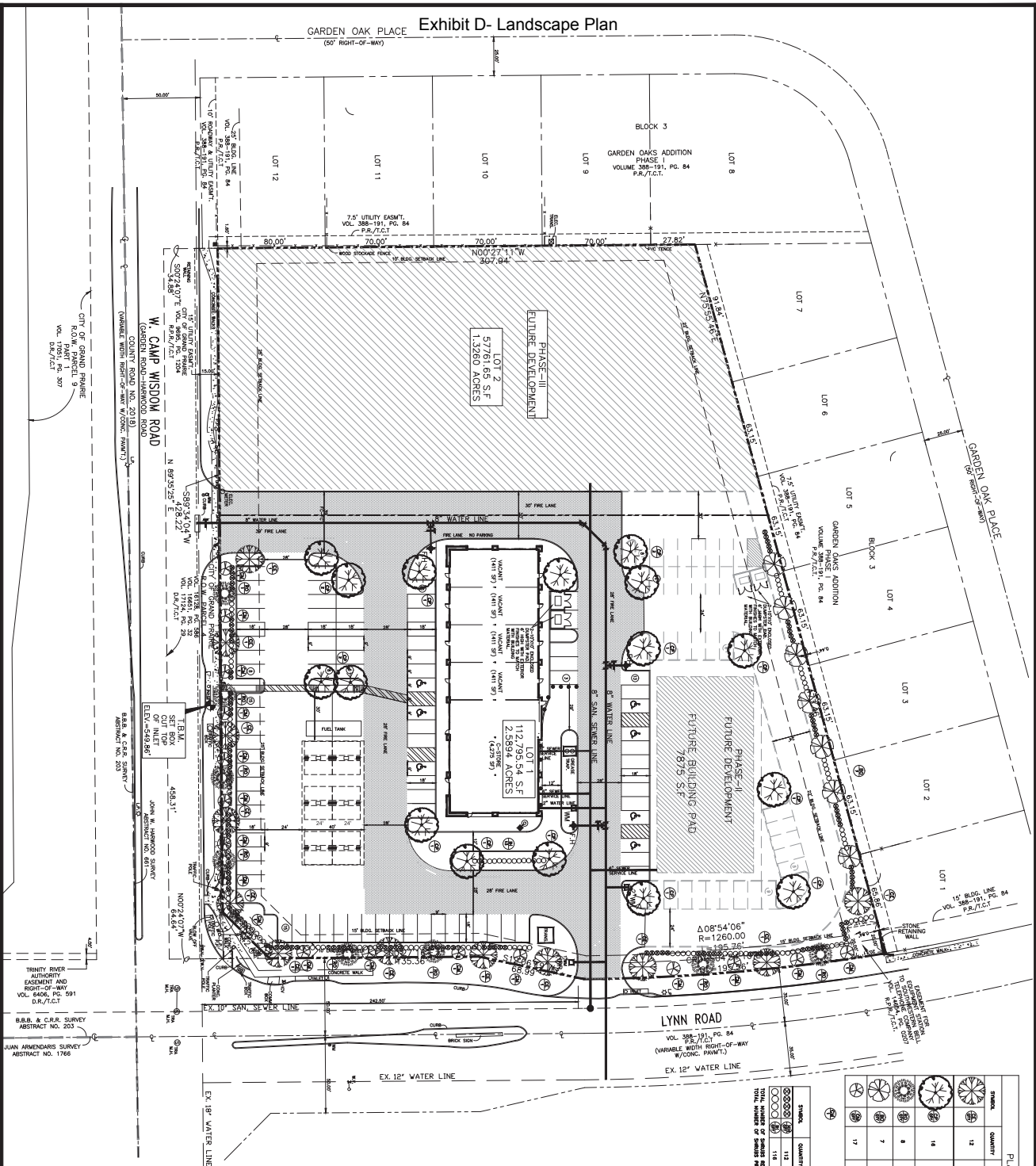
1/8"=1'-0"



01 FRONT ELEVATION- SOUTH

1/8"=1'-0"

Exhibit D- Landscape Plan



PLANTING SCHEDULE (TREES)					
SYMBOL	COUNTY	COMMON NAME	BOTANICAL NAME	SIZE/CL.	HEIGHT
	12	CELANO LUM	Quercus coccinea	4"	10' MIN.
	16	CHERRY PITHIC (LUM)	Prunus americana	4"	10' MIN.
	18	SHADLOW RED OAK	Quercus shumacheri	4"	10' MIN.
	17	CHERRY WHITE (RED)	Quercus macrocarpa	4"	10' MIN.

PLANTING SCHEDULE (SHRUBS)					
SYMBOL	COUNTY	COMMON NAME	BOTANICAL NAME	SIZE/CL.	HEIGHT
	12	WAXY W. STYRACIS	Fraxinus viridis	3"	10' MIN.
	16	SHRUB HYDRANGEA	Hydrangea arborescens	3"	10' MIN.

- PLANTING NOTES:**
1. ALL PLANTING SHALL BE DONE WITHIN SPECIFIED DATES.
 2. PLANTING SHALL BE DONE BY THE CONTRACTOR OR SUBCONTRACTOR.
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CAMP WISDOM PLAZA, PHASE -1
 NW CORNER OF W. CAMP WISDOM ROAD AND LYNN ROAD
 2.5894 ACRES OUT OF THE
 JOHN W. HARWOOD SURVEY
 ABSTRACT NO. 661

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

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



Legislation Details (With Text)

File #:	19-9638	Version:	1	Name:	S200105 - Office Warehouse on Warrior Trail
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	12/10/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	1/6/2020	Final action:		Final action:	
Title:	S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash. City Council Action: January 21, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

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

Parking

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

Table 3: Required Parking

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

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

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

Building Materials and Design

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

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

VARIANCES:

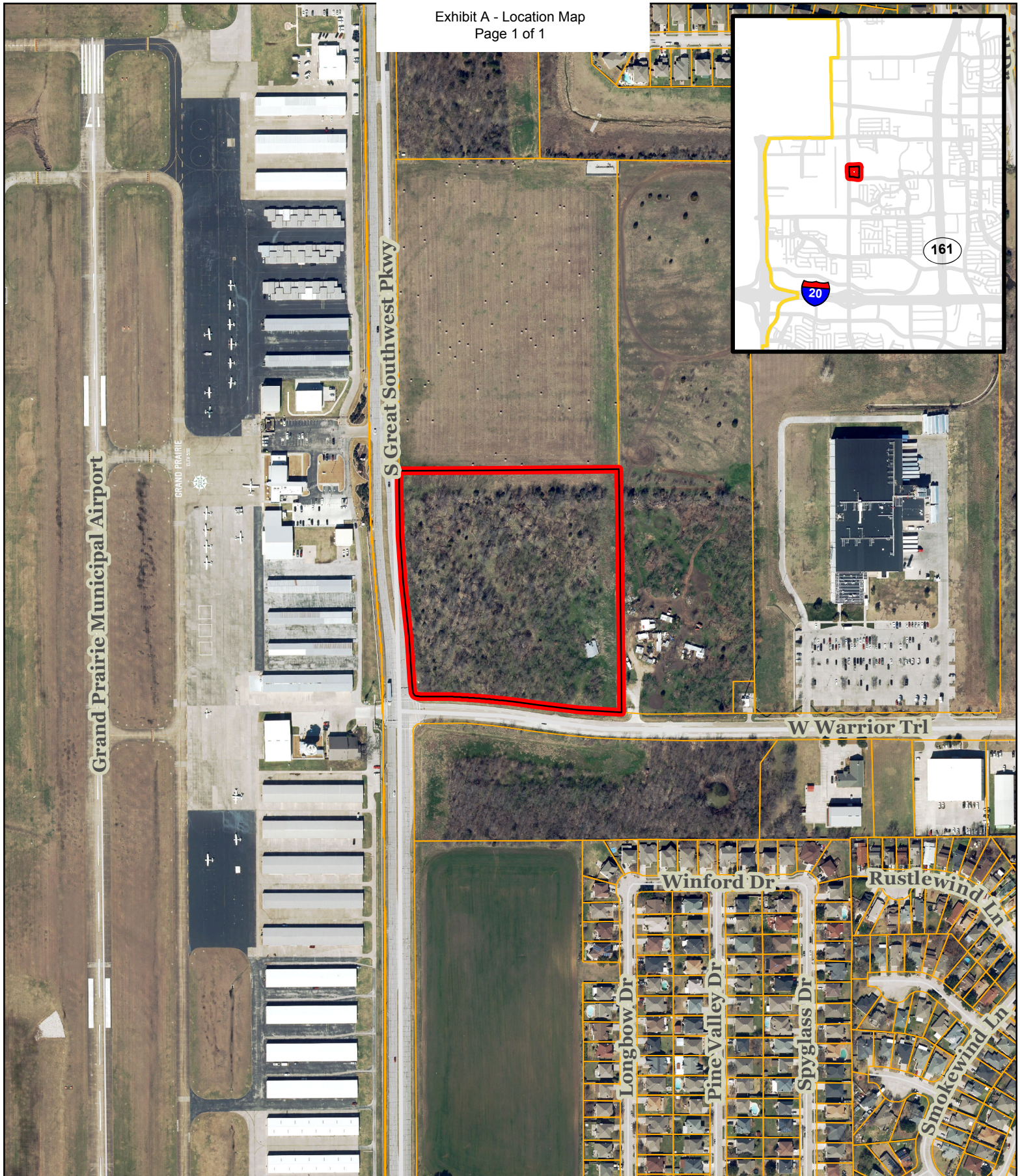
City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As noted, the applicant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

not providing screening near the building foundation.

RECOMMENDATION:

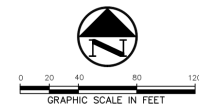
The Development Review Committee (DRC) recommends approval with the following conditions:

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



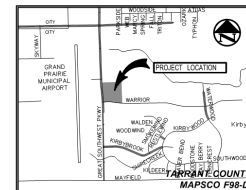


ENGINEERING FIRM F-409
SURVEYING FIRM LS-10008000

Warrior Trail
GSW PARKWAY

LEGEND

- | | |
|-------------------|---------------------------|
| h ₁ | BOLLARD |
| h ₁₆ | ELECTRIC METER |
| h ₁₇ | POWER POLE |
| h _{17.5} | LIGHT STANDARD |
| h ₁₈ | WATER METER |
| h ₁₉ | WATER VALVE |
| h ₂₀ | IRRIGATION CONTROL VALVE |
| h _{20.5} | FIRE HYDRANT |
| h ₂₁ | CLEANOUT |
| h _{21.5} | MANHOLE |
| h ₂₂ | TRAFFIC SIGNAL CONTROL |
| h ₂₃ | TRAFFIC SIGNAL POLE |
| h _{23.5} | TELEPHONE BOX |
| h ₂₄ | FLOOD LIGHT |
| h _{24.5} | FLAG POLE |
| h ₂₅ | 1/2"-INCH IRON ROD |
| h _{25.5} | W/ "PACHECO KOCH" CAP SET |
| (C.M.) | CONTRIBUTING MONUMENT |
| — | PROPERTY LINE |
| — | FENCE |
| ① | COORDINATE DESIGNATION |
| — | PROPOSED FENCE |
| — | GRADE BREAKS |
| ===== | SWALES |
| | FIRE LANE |



VICINITY MAP

SITE INFORMATION TABLE

LAND AREA:	457,830 S.F. OR 10.506 ACRES
ZONING:	U (LIGHT INDUSTRIAL)
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING AREA:	176,670 S.F.
	8,876 S.F. (OFFICE)
IMPERVIOUS AREA:	33,659 S.F.
	76%
IMPERVIOUS COVERAGE:	
PARKING REQUIRED:	
PARKING: (20+1:5000):	20+167,794/5000 = 53
OFFICE (1:325):	167,794/325 = 27
TOTAL REQUIRED:	80
PARKING PROVIDED:	
9'X18' PARKING PROVIDED:	118
HANDICAP PARKING PROVIDED:	4
TOTAL PARKING PROVIDED:	122 CARS (118 W/ 4 HANDICAP)
12'X32' PARKING PROVIDED:	35

ZONE X:
TARRANT COUNTY
FLOOD PLAIN BASED
ON FEMA FIRM:
48439C0360L
DATED MARCH 21, 20

OWNER REPRESENTATIVE/DEVELOPER:
BOB RICE
IRONWOOD REALTY PARTNERS
SUITE 1390
DALLAS, TEXAS 75234
PHONE: (214) 264-7423


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

S200105

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

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

NO.	DATE	REVISION



Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972-235-3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10000000

SITE PLAN
WARRIOR TRAIL
WARRIOR ADDITION
LOT 2, BLOCK 1; 10.506 ACRES

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

[illegible]

C1.0

PK-4116-19.357_SP.DWG

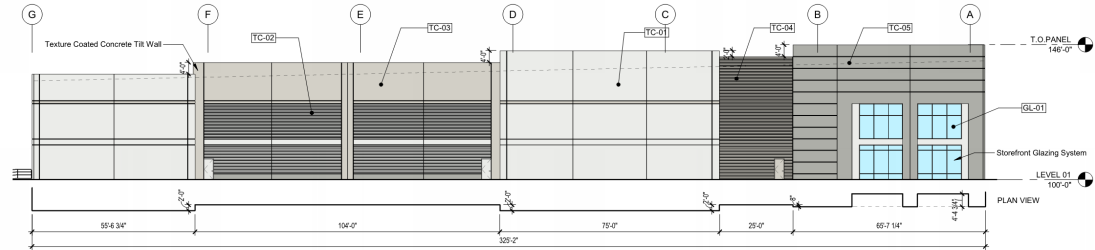
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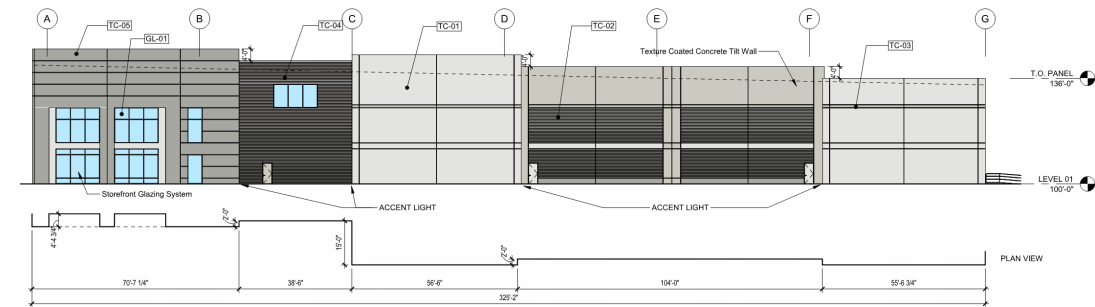
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MATERIAL PERFORMANCE SCHEDULE										
ELEVATION	TOTAL AREA	OPENINGS AREA	%	RESULTANT AREA	TILT WALL AREA	%	ACCENT MATERIALS AREA	%	PRINCIPAL MATERIAL	MEETS
North	13,528 SF	792 SF	5%	12,736 SF	5,920 SF	44%	8,816 SF	54%	100%	YES
East	22,584 SF	4,959 SF	22%	17,625 SF	16,783 SF	74%	842 SF	4%	100%	YES
South	13,519 SF	1,022 SF	8%	12,497 SF	5,177 SF	38%	7,320 SF	54%	100%	YES
West	23,686 SF	2,688 SF	11%	20,998 SF	8,955 SF	38%	12,043 SF	51%	100%	YES

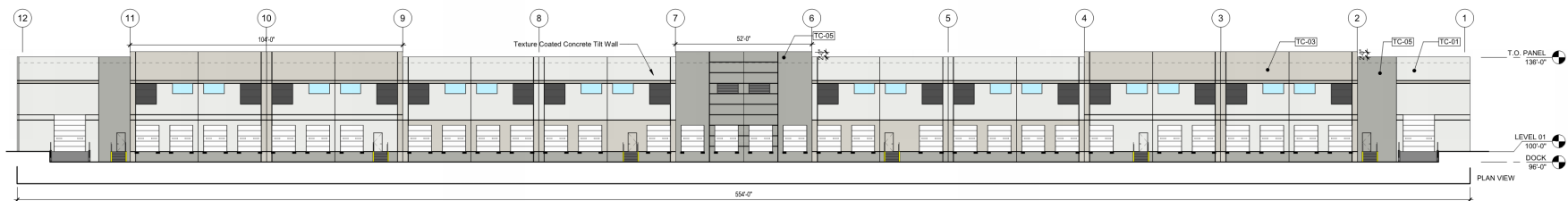
MATERIAL PERCENTAGE SCHEDULE					
STANDARD	TEXT OF REQUIREMENT	CALCULATION OF REQUIREMENT	CALCULATION OF PROVIDED ELEMENT	MEETS	
PRIMARY BUILDING FACADE	Appendix 4.2.a.2 Two masonry accent materials, which together comprise at least 50% of the vertical surface area of the facade. Masonry accent material shall consist of brick, stone, cast stone, cultured stone, rock, marble, granite, poured place (all concrete with minimum 2 inch aggregate), exterior portland cement plaster (stucco) with 3 coats over metal lath or wire mesh lath, and floor cement siding, excluding lap siding; architectural metal panel or engineered wood may substitute for masonry on a maximum of 15% of each facade.	South Facade Total vertical surface area = 1,319 sf Accent mat. = 50% vertical surface area = 6,79.5 sf West Facade Total vertical surface area = 2,386 sf Accent mat. = 50% vertical surface area = 11,843 sf	South Facade Total vertical surface area = 1,319 sf Accent material provided = 1,320 sf = 54% (tombler and reveals) West Facade Total vertical surface area = 2,326 sf Accent material provided = 12,043 sf = 51% (tombler and reveals)	Yes	
	Appendix 4.2.a.6 Articulation with at least two distinct areas of vertical offset and two distinct areas of horizontal offset at a dimension of at least 15% of the building length. No more than two vertical elements shall be identical in either a horizontal or vertical dimension along any single facade.	Height from finish floor to top parapet = $h = 4'-4"$ Total building length = $55'-0"$ Horizontal offset = 15% of wall height $= 4'-4" \times 0.05 = 0'-2"$ Extent = 15% of building length = $55'-0" \times 0.15 = 8'-3"$	Vertical Offset Provided projections = $4'-0" \times 10\%$ $2'-0" = 9\%$ Horizontal Offset Provided projections = $15'-0" \times 30\%$ $5'-0" = 12\%$ $3'-2" = 7.5\%$ $2'-0" = 5\%$	Yes	
	Appendix 4.2.x.1 Accent lighting along a dimension totaling at least 50% of the length of each facade.	South Facade Total length of facade = $325'-2"$ Extent = 50% of facade length = $162'-7"$ West Facade Total length of facade = $539'-8"$ Extent = 50% of facade length = $269'-10"$	Provided extent @ West = $355'-0"$ (84" north corner, 100' center left projection, 100' center right projection, 71" south corner) Provided extent @ South = $286'-8"$ (77' west corner, 56'-8" center left projection, 104' center right projection, 46'-8" east corner)	Yes	
	Appendix 4.4.a.4 Masonry accent material or accent color within an area comprising 10% to 25% of the area of the facade.	North Facade Total surface area = 13,528 sf Accent mat. = 10% - 25% surface area = 1,353 sf - 3,382 sf East Facade Total surface area = 22,584 sf Accent mat. = 10% - 25% surface area = 2,258 sf - 5,646 sf	West Facade Total length of facade = $325'-2"$ Provided extent = $195'-0"$ = 60% North Facade Total length of facade = 13,528 sf Provided extent = $332'-0"$ = 61.5% Total surface area = 13,528 sf Accent material provided = $4,519$ sf = 33% East Facade (Dock) Total vertical surface area = 22,584 sf Accent material provided = 842 sf = 4%	Yes	
SECONDARY BUILDING FACADE	Appendix 4.4.x.4 Articulation with at least two areas of vertical offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length.	Height from finish floor to top parapet = $h = 4'-4"$ Total building length = $55'-0"$ Offset dimension = 5% of wall height = $4'-4" \times 0.05 = 0'-2"$ Extent = 15% of building length = $55'-0" \times 0.15 = 8'-3"$	Provided projections = $4'-0" \times 10\%$ $2'-0" = 9\%$ Provided extent @ North = $196'-11"$ (55'-8" east corner, 104' center left projection, 75' center right projection, 65'-7" west corner) Provided extent @ East = $207'-10"$ (center projection, 104' @ both sides projections)	Yes	



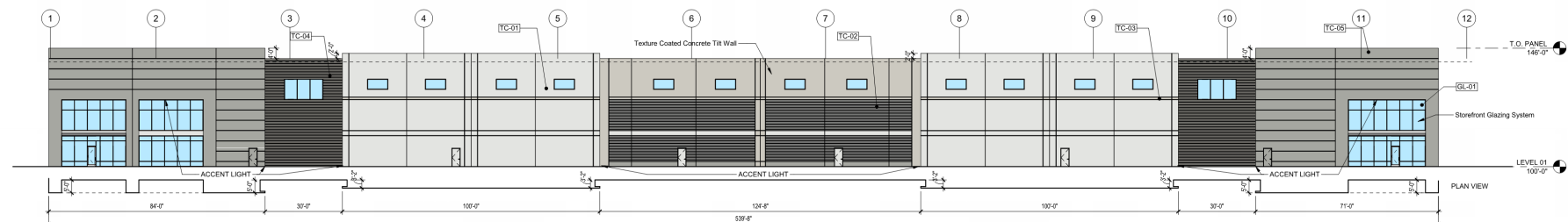
4 North Elevation / Secondary



3 South Elevation / Primary



2 East Elevation / Secondary



1 West Elevation / Primary
Scale: 1" = 20'-0"

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1000
Richardson, Texas 75080
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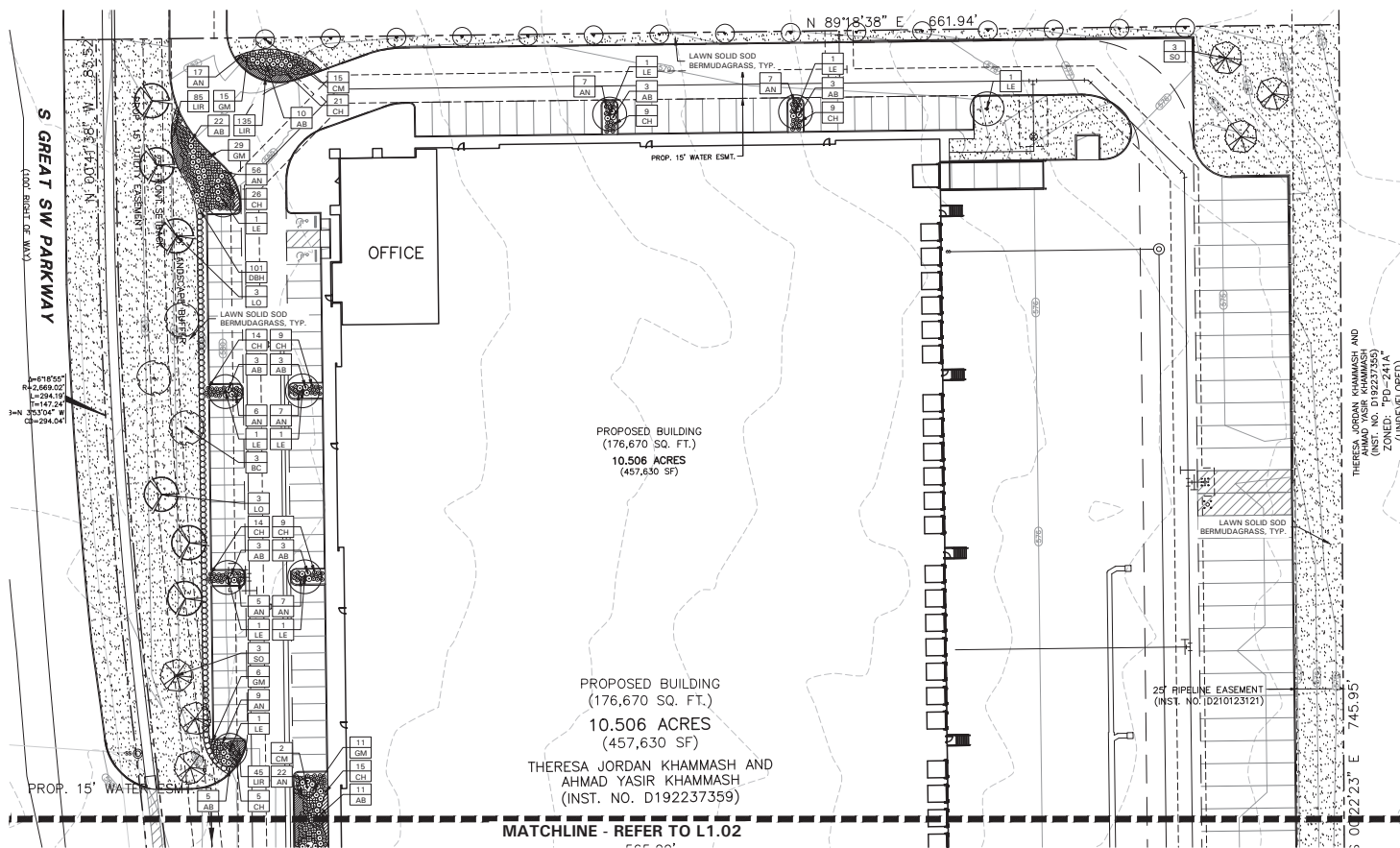
Warrior Trail
GSW PARKWAY

LANDSCAPE
PLAN

DRAWING RECORD

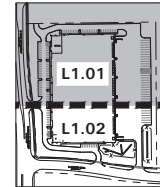
Date	Description
12-13-15	City Comments
01-03-20	City Comments

L1.01
PROJECT
NO.:
Project
Number

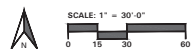


- PLANT LEGEND**
- | SYMBOL | COMMON NAME |
|--------|---------------------------|
| ●-AB | Dwarf Abelia 'Rose Creek' |
| ●-AN | Andorra Juniper |
| ●-BC | Bald Cypress |
| ●-CH | Carissa Holly |
| ●-CM | Crape Myrtle 'Natchez' |
| ●-DBH | Dwarf Burford Holly |
| ●-ERC | Eastern Redcedar |
| ●-GM | Gulf Muhly |
| ●-LE | Lacebark Elm |
| ●-LIR | Liriodendron 'Big Blue' |
| ●-LO | Live Oak |
| ●-SO | Shumard Red Oak |
- REFER TO L1.00 FOR PLANT LIST

KEY MAP
SCALE: 1" = 300'



CASE #: S200105
4245 North Central Expressway
Suite 300
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214.888.7182



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ARCHITECTS
1800 N. Collins Blvd., Suite
1000
Richardson, Texas 75080
PH: (972) 233-0400



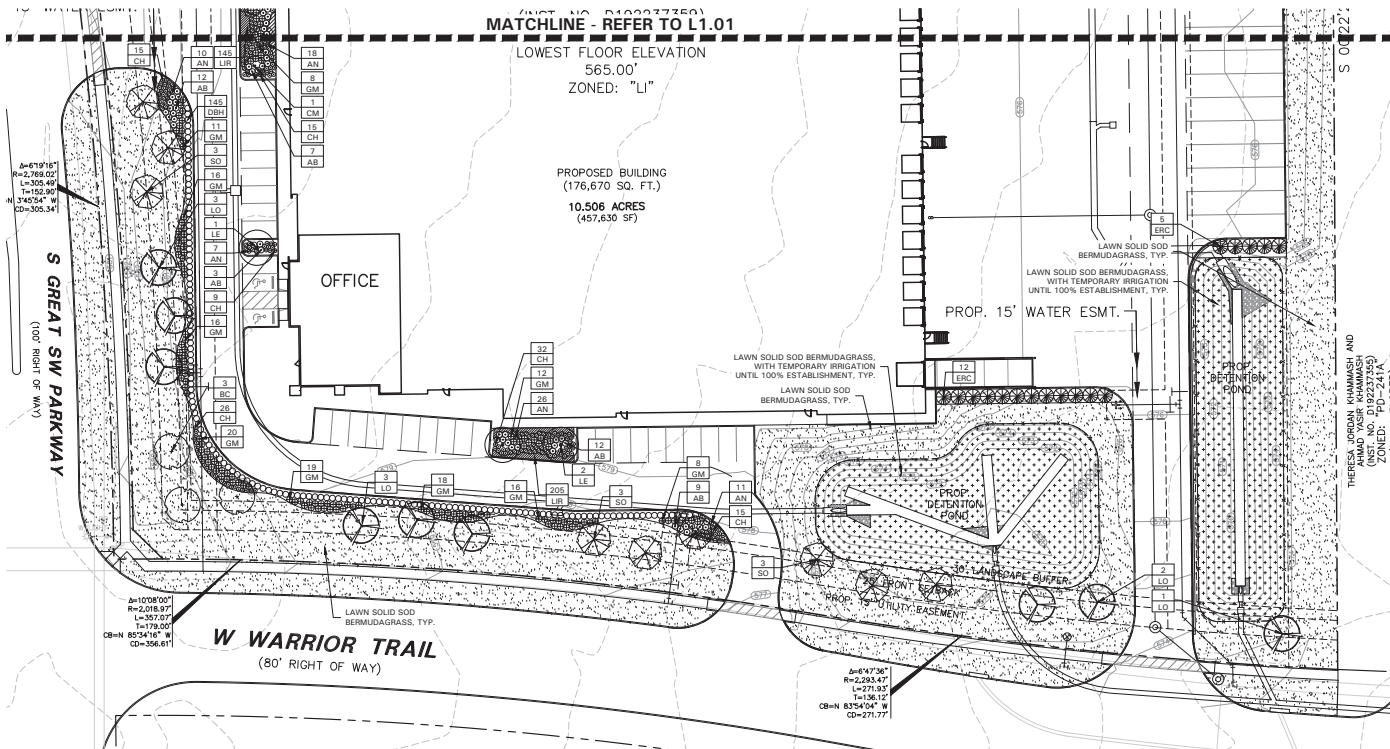
Warrior Trail
GSW PARKWAY

LANDSCAPE PLAN

DRAWING RECORD

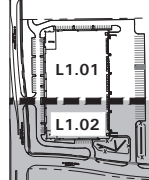
Date	Description
12-13-19	City Comments
01-03-20	City Comments

L1.02
PROJECT NO.:
Project Number

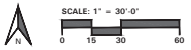


- PLANT LEGEND**
- | SYMBOL | COMMON NAME |
|--------|---------------------------|
| AB | Dwarf Abelia 'Rose Creek' |
| AN | Andorra Juniper |
| BC | Bald Cypress |
| CH | Carissa Holly |
| CM | Crape Myrtle 'Natchez' |
| DBH | Dwarf Burford Holly |
| ERC | Eastern Redcedar |
| GM | Gulf Muhly |
| LE | Lacebark Elm |
| LIR | Liriodendron 'Big Blue' |
| LO | Live Oak |
| SO | Shumard Red Oak |
- REFER TO L1.00 FOR PLANT LIST

KEY MAP
SCALE: 1" = 300'



CASE #: S200105
4245 North Central Expressway
Suite 301
Dallas, Texas 75205
214.888.7182





Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

PURPOSE OF REQUEST:

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

ANALYSIS:

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

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body



ABNEY DAVID L
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

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

FORD WILLIAM H &
2125 AVENUE C
GRAND PRAIRIE TEXAS
750514591

JBK REALTY INC
7240 RETTA MANSFIELD RD
MANSFIELD TEXAS
760634702

ORTEGA LEONARD TIMOTHY
2317 HARDY RD
GRAND PRAIRIE TEXAS
750514556

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

LY DIEP &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

CERDA JESUS
1827 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CARDENAS RODOLFO &
2217 HARDY RD
GRAND PRAIRIE TEXAS
750514554

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

INOCENCIO NICHOLAS &
1805 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

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

AJAY & BINA PANCHAL
9010 LAREDO DR
IRVING TEXAS
750634425

MARKS BARBARA
2417 MILLER ST
GRAND PRAIRIE TEXAS
750515553

SEGOVIA MARTHA LIZZETT
1817 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

NETTLES MAXINE BOLYER
1617 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515547

RAMOS JOSE S
2226 AVENUE C
GRAND PRAIRIE TEXAS
750514529

BOUILLION PATRICIA
2122 AVENUE C
GRAND PRAIRIE TEXAS
750514508

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

GUTHRIE ANTHONY TYCE
1312 TRAVIS CIR S
IRVING TEXAS
750386243

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

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

NAVA MIGUEL SANCHEZ &
2442 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RAMIREZNAJERA JUVENTINO &
1827 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

RODRIGUEZ FABIOLA
2425 CARDIFF
GRAND PRAIRIE TEXAS
750515556

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

WEBB PAMEALLA
2133 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TAYLOR CRYSTAL M &
2109 AVE C
GRAND PRAIRIE TEXAS
750514591

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

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

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

CHANTHAVONG BOUATHONG
1709 LAKEVIEW DRIVE
GRAND PRAIRIE TEXAS
750515549

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

ROBERTS DAVID PAUL
2441 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

GONZALEZ BAUDELIO R &
2417 HARDY RD
GRAND PRAIRIE TEXAS
750515536

WATROUS DEVONSHIRE IVANHOE
136 PRIVATE ROAD 4442
RHOME TEXAS
760782630

ROMERO ALFREDO
905 SE 4TH ST
GRAND PRAIRIE TEXAS
750513222

ZAPATA JASIEL & CLAUDIA
2453 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

PRADO JORGE
2313 HARDY RD
GRAND PRAIRIE TEXAS
750514556

VALDIVIA EZEQUIEL R
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

GONZALEZ EDGAR
2013 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MORALES JESUS & MANUELA
1811 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

WILSON SERINA LYNN
2449 MILLER ST
GRAND PRAIRIE TEXAS
750515553

FLORES JOSE ALFREDO
6801 TWINN MAPLE DR
ARLINGTON TEXAS
760100000

ALVIDREZ ROGELIO JR &
1828 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

MOUNTAIN CREEK CEMETERY LLC
20167 FM 56
KOPPERL TEXAS
766524643

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

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

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

VELASQUEZ TERESA DE JESUS
1713 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LUSK CAROLYN M &
2454 MILLER ST
GRAND PRAIRIE TEXAS
750515552

NOAH MGMT TRUST
4707 LARUE STREET
DALLAS TEXAS
752110000

FISHER CHRISTOPHER N
1822 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515500

MORRIS ELIZABETH D
1821 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

CLINE ROY LEE &
1722 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GONZALEZ SIGIFREDO &
2421 CARDIFF
GRAND PRAIRIE TEXAS
750515556

CHAVEZ CARLOS I
1109 TURNER PKWY
GRAND PRAIRIE TEXAS
750512340

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

ESCOBEDO MARIO A
2421 MILLER ST
GRAND PRAIRIE TEXAS
750515553

MENDOZA JOEL
1902 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

MARTINEZ MARY CASILLAS
1814 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515511

PERRYMAN EVELYN
2513 ROLLING OAKS RDG
CEDAR HILL TEXAS
751046720

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

CANTU ALEJANDRA G
2418 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

PERRYMAN JACK L
PO BOX 2169
CEDAR HILL TEXAS
751062169

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

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

DOUG WENDT REALTY LLC
300 COMANCHE WALK
JOSHUA TEXAS
760586212

MARTINEZ ISRAL
417 BUENA DR
GRAND PRAIRIE TEXAS
750526006

XAVONGLIANEKHAM KHAMMY
1713 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

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

TUCKER SHIRLEY A
2025 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MOLINAR RIGO O
4320 ERIC ST
GRAND PRAIRIE TEXAS
750524811

METZ KAREN L
2025 AVENUE D
GRAND PRAIRIE TEXAS
750514534

MONTESINO JACK &
2017 AVENUE C
GRAND PRAIRIE TEXAS
750514507

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1905 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

ESCOBAR GIOVANNY ENRIQUE
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RIVERA LUIS ANTONIO
1813 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ZUNIGA SAUL
1830 AVENUE F
GRAND PRAIRIE TEXAS
750514511

FERNANDEZMORENO LUIS MANUEL &
2429 CARDIFF
GRAND PRAIRIE TEXAS
750515556

GARCIA EFRAIN
1822 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

BARRERA HANS & ESTELA
2017 AVENUE D
GRAND PRAIRIE TEXAS
750514534

PIRTLE TONY ALLEN
2233 HARDY RD
GRAND PRAIRIE TEXAS
750514554

NUNEZ EDDY
1905 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515558

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

PHAM KRISTAL V
1809 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

CHAIRES ENRIQUE &
2446 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROBERTS DAVID P II
1721 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515557

MATUTE CALIXTO AVILA
1810 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515511

LOPEZ DOMINGA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

OLGUIN MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MALDERA NAJAR ABEL &
2121 AVENUE C
GRAND PRAIRIE TEXAS
750514591

MOLINA FRANCISCO M
1820 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RIVERA CARMEN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

RIVERA JUAN
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ALDACO REBECA ALVARADO
1813 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

ARMENTA JAVIER
2305 HARDY RD
GRAND PRAIRIE TEXAS
750514556

MONTOYA RACHAEL C
2450 MILLER ST
GRAND PRAIRIE TEXAS
750515552

REED MARIA D
2445 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

DARROW DONALD C ETAL
2329 HARDY RD
GRAND PRAIRIE TEXAS
750514556

BANDA EDUARDO JR
2238 AVENUE C
GRAND PRAIRIE TEXAS
750514529

GASPAR TOMAS
2417 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

FLORES JOSE LUIS
2021 AVENUE C
GRAND PRAIRIE TEXAS
750514507

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

BALDERA ERNESTO
133 TANNERS FARMS RD
FERRIS TEXAS
751259673

PARDO GERONIMO
2138 AVENUE C
GRAND PRAIRIE TEXAS
750514508

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

DAVALOS MARIA ELENA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

MARTINEZ JOSE
1906 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515513

FLORES URIBE ARTEMIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RODRIGUEZ ANGEL CANO
1714 GRANADA AVE
GRAND PRAIRIE TEXAS
750515527

CASTILLO BENJAMIN G
1816 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

GOMEZ JOSE R
2422 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

AMINU SEGUN PAUL
1812 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

HERRERA FRANCISCA GUERRA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

GUZMAN ROCIO I
1901 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

EJAZ INVESTMENT GROUP INC
506 N LOOP 12
IRVING TEXAS
750618710

RODRIGUEZ FERNANDO CABRERA &
2418 HARDY RD
GRAND PRAIRIE TEXAS
750515535

HERNANDEZ LILIANA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

BARBOZA MARIA IRENE
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MCARTHUR ANDRE
1831 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ANGLEFORGE PROPERTIES LLC
PO BOX 801071
DALLAS TEXAS
753801071

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

SALGADOGALLARDO DAVID A
1830 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

GUTIERREZ MAYRA
1909 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

CRUZ CECILIA
2125 AVENUE D
GRAND PRAIRIE TEXAS
750514536

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

DELGADO JOSE N
2213 HARDY RD
GRAND PRAIRIE TEXAS
750514554

PORTILLO GEORGINA
2309 HARDY RD
GRAND PRAIRIE TEXAS
750514556

ORR NICHOLS
910 NE 22ND ST
GRAND PRAIRIE TEXAS
750504005

JONES BILLY G
2234 AVENUE C
GRAND PRAIRIE TEXAS
750514529

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

THOMAS JAMES LEROY
1705 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

CARDERIAS PARLECIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

SANCHEZ J GUADALUPE
2449 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

VEGA JOAN M
2114 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ZAVALA MIGUEL
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

PALACIOS VERONICA A
2129 AVENUE C
GRAND PRAIRIE TEXAS
750514591

GONZALES IGNACIO
2101 HARDY RD TRLR 5
GRAND PRAIRIE TEXAS
750514500

GONZALES FELICITAS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MIRAMONTES SALVADOR &
2510 CLOVERDALE ST
ARLINGTON TEXAS
760107709

LOYA ELIZANDRO & CATALINA
1818 GRANADA ST
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750515529

BOHLING MARCIA G
1832 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

CABLA ROBERT
424 ROY CT
KELLER TEXAS
762482618

STANCU RODICA & DORU
2137 AVENUE C
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TOCHE GLORIA
2333 HARDY RD
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750514556

FLORES ELOISA
1826 GRANADA ST
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NICHOLS GAY LYNN
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TINOCO ISAIAS &
1718 GRANADA ST
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GORMLEY JOHN R
2201 AVENUE C
GRAND PRAIRIE TEXAS
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GAITAN GABRIELA
1814 AUSTIN AVE
GRAND PRAIRIE TEXAS
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VANEGAS MARIA
2101 HARDY RD
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GONZALES MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
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CANO LUIS FIERROS
2101 HARDY RD
GRAND PRAIRIE TEXAS
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COLQUITT LATONYA C
1815 GATEWAY CIRCLE
GRAND PRAIRIE TEXAS
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SALAZAR TERESO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CASTILLO JOSE A
2433 MILLER ST
GRAND PRAIRIE TEXAS
750515553

JEAN JOSEPH A
1825 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

BABY MATHEW & JANE
1106 BELMONT DR
GRAND PRAIRIE TEXAS
750527100

GARCIA MIRTHALA GUADALUPE M
2218 AVENUE C
GRAND PRAIRIE TEXAS
750514529

HERNANDEZ AGUILAR SUSAN &
1802 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

ALVAREZ JUAN G
1902 GRANADA ST
GRAND PRAIRIE TEXAS
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HELLE CHARLES A
1821 ARMSTEAD DR
GRAND PRAIRIE TEXAS
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MALDONADO DINA MARIE
1909 LAKEVIEW ST
GRAND PRAIRIE TEXAS
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BUI HOAN PHUC
2202 AVE C
GRAND PRAIRIE TEXAS
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SILVA JORGE &
1801 LAKEVIEW ST
GRAND PRAIRIE TEXAS
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RAMOS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
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FUENTES JESUS & MARU GARFIAS
1805 LAKEVIEW DR
GRAND PRAIRIE TEXAS
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KERR ROBERT A
1823 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CABRALES ALFREDO
2101 HARDY RD
GRAND PRAIRIE TEXAS
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VELOZ GERARDO &
1817 LAKEVIEW DR
GRAND PRAIRIE TEXAS
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PHAM KRYSTAL
2433 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

ERAZO ROLANDO
2306 AVE C
GRAND PRAIRIE TEXAS
750514592

SANTANA LORENZO
2101 HARDY RD
GRAND PRAIRIE TEXAS
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ESQUIVEL JUAQUIN JESUS
2133 HARDY RD
GRAND PRAIRIE TEXAS
750514528

LUSK JOHN S JR
2237 HARDY RD
GRAND PRAIRIE TEXAS
750514554

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

MCVEY PATRICIA A LIFE EST
2949 CROSSROADS DR
ABILENE TEXAS
796056953

ZABALA JACINTA
807 RYAN CT
ARLINGTON TEXAS
760017329

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

ROMAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CALDERON CONCEPTION
2405 CARDIFF ST
GRAND PRAIRIE TEXAS
750515522

TYSON DERRICK & JOYCE
2330 AVE C
GRAND PRAIRIE TEXAS
750514592

ESPINO DAVID &
1819 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ESCOBAR GIOVANNY E &
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROMERO GABRIELA
1811 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

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

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

GARDUNO SERGIO
2523 SUNFLOWER DR
ARLINGTON TEXAS
760141821

JIMENEZ GRISELDA & JORGE
1823 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

BASS TENNILLE
1908 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

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

DAVIS ALLEN JR
1913 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515514

AGUILAR ARMANDO
1705 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LEWIS RONNY LANCE &
2206 AVENUE C
GRAND PRAIRIE TEXAS
750514529

SALDARA MANSA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

NGUYEN CHAU H
2221 HARDY RD
GRAND PRAIRIE TEXAS
750514554

ALFARO JUAN ANTONIO &
2029 AVE C
GRAND PRAIRIE TEXAS
750514507

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



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

ANALYSIS:

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

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

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body



ABNEY DAVID L
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

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

FORD WILLIAM H &
2125 AVENUE C
GRAND PRAIRIE TEXAS
750514591

JBK REALTY INC
7240 RETTA MANSFIELD RD
MANSFIELD TEXAS
760634702

ORTEGA LEONARD TIMOTHY
2317 HARDY RD
GRAND PRAIRIE TEXAS
750514556

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

LY DIEP &
551 N 72ND AVE
PENSACOLA FLORIDA
325065129

CERDA JESUS
1827 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CARDENAS RODOLFO &
2217 HARDY RD
GRAND PRAIRIE TEXAS
750514554

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

INOCENCIO NICHOLAS &
1805 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

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

AJAY & BINA PANCHAL
9010 LAREDO DR
IRVING TEXAS
750634425

MARKS BARBARA
2417 MILLER ST
GRAND PRAIRIE TEXAS
750515553

SEGOVIA MARTHA LIZZETT
1817 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

NETTLES MAXINE BOLYER
1617 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515547

RAMOS JOSE S
2226 AVENUE C
GRAND PRAIRIE TEXAS
750514529

BOUILLION PATRICIA
2122 AVENUE C
GRAND PRAIRIE TEXAS
750514508

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

GUTHRIE ANTHONY TYCE
1312 TRAVIS CIR S
IRVING TEXAS
750386243

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

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

NAVA MIGUEL SANCHEZ &
2442 MILLER ST
GRAND PRAIRIE TEXAS
750515552

RAMIREZNAJERA JUVENTINO &
1827 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

RODRIGUEZ FABIOLA
2425 CARDIFF
GRAND PRAIRIE TEXAS
750515556

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

WEBB PAMEALLA
2133 AVENUE C
GRAND PRAIRIE TEXAS
750514591

TAYLOR CRYSTAL M &
2109 AVE C
GRAND PRAIRIE TEXAS
750514591

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

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

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

CHANTHAVONG BOUATHONG
1709 LAKEVIEW DRIVE
GRAND PRAIRIE TEXAS
750515549

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

ROBERTS DAVID PAUL
2441 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

GONZALEZ BAUDELIO R &
2417 HARDY RD
GRAND PRAIRIE TEXAS
750515536

WATROUS DEVONSHIRE IVANHOE
136 PRIVATE ROAD 4442
RHOME TEXAS
760782630

ROMERO ALFREDO
905 SE 4TH ST
GRAND PRAIRIE TEXAS
750513222

ZAPATA JASIEL & CLAUDIA
2453 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

PRADO JORGE
2313 HARDY RD
GRAND PRAIRIE TEXAS
750514556

VALDIVIA EZEQUIEL R
2430 MILLER ST
GRAND PRAIRIE TEXAS
750515552

GONZALEZ EDGAR
2013 AVENUE C
GRAND PRAIRIE TEXAS
750514507

MORALES JESUS & MANUELA
1811 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

WILSON SERINA LYNN
2449 MILLER ST
GRAND PRAIRIE TEXAS
750515553

FLORES JOSE ALFREDO
6801 TWINN MAPLE DR
ARLINGTON TEXAS
760100000

ALVIDREZ ROGELIO JR &
1828 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

MOUNTAIN CREEK CEMETERY LLC
20167 FM 56
KOPPERL TEXAS
766524643

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

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

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

VELASQUEZ TERESA DE JESUS
1713 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LUSK CAROLYN M &
2454 MILLER ST
GRAND PRAIRIE TEXAS
750515552

NOAH MGMT TRUST
4707 LARUE STREET
DALLAS TEXAS
752110000

FISHER CHRISTOPHER N
1822 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515500

MORRIS ELIZABETH D
1821 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

CLINE ROY LEE &
1722 GRANADA ST
GRAND PRAIRIE TEXAS
750515527

GONZALEZ SIGIFREDO &
2421 CARDIFF
GRAND PRAIRIE TEXAS
750515556

CHAVEZ CARLOS I
1109 TURNER PKWY
GRAND PRAIRIE TEXAS
750512340

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

ESCOBEDO MARIO A
2421 MILLER ST
GRAND PRAIRIE TEXAS
750515553

MENDOZA JOEL
1902 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

MARTINEZ MARY CASILLAS
1814 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515511

PERRYMAN EVELYN
2513 ROLLING OAKS RDG
CEDAR HILL TEXAS
751046720

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

CANTU ALEJANDRA G
2418 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

PERRYMAN JACK L
PO BOX 2169
CEDAR HILL TEXAS
751062169

ARMENDARIZ ARTURO & MARIA
1906 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

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

DOUG WENDT REALTY LLC
300 COMANCHE WALK
JOSHUA TEXAS
760586212

MARTINEZ ISRAL
417 BUENA DR
GRAND PRAIRIE TEXAS
750526006

XAVONGLIANEKHAM KHAMMY
1713 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

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

TUCKER SHIRLEY A
2025 AVENUE C
GRAND PRAIRIE TEXAS
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MOLINAR RIGO O
4320 ERIC ST
GRAND PRAIRIE TEXAS
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METZ KAREN L
2025 AVENUE D
GRAND PRAIRIE TEXAS
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MONTESINO JACK &
2017 AVENUE C
GRAND PRAIRIE TEXAS
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ROBLES ADAN &
1905 ARMSTEAD DR
GRAND PRAIRIE TEXAS
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ESCOBAR GIOVANNY ENRIQUE
2422 MILLER ST
GRAND PRAIRIE TEXAS
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RIVERA LUIS ANTONIO
1813 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515512

ZUNIGA SAUL
1830 AVENUE F
GRAND PRAIRIE TEXAS
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FERNANDEZMORENO LUIS MANUEL &
2429 CARDIFF
GRAND PRAIRIE TEXAS
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GARCIA EFRAIN
1822 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

BARRERA HANS & ESTELA
2017 AVENUE D
GRAND PRAIRIE TEXAS
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PIRTLE TONY ALLEN
2233 HARDY RD
GRAND PRAIRIE TEXAS
750514554

NUNEZ EDDY
1905 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515558

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

PHAM KRISTAL V
1809 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

CHAIRES ENRIQUE &
2446 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROBERTS DAVID P II
1721 LAKEVIEW ST
GRAND PRAIRIE TEXAS
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MATUTE CALIXTO AVILA
1810 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515511

LOPEZ DOMINGA
2101 HARDY RD
GRAND PRAIRIE TEXAS
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LOZANO EDGAR A & EDITH B
2437 MILLER ST
GRAND PRAIRIE TEXAS
750515553

OLGUIN MARIS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MALDERA NAJAR ABEL &
2121 AVENUE C
GRAND PRAIRIE TEXAS
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MOLINA FRANCISCO M
1820 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

RIVERA CARMEN
2101 HARDY RD
GRAND PRAIRIE TEXAS
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RUBIO ROBERTO & MANUELITA RAMOS
1709 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

RIVERA JUAN
2101 HARDY RD
GRAND PRAIRIE TEXAS
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ALDACO REBECA ALVARADO
1813 LAKEVIEW DR
GRAND PRAIRIE TEXAS
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ARMENTA JAVIER
2305 HARDY RD
GRAND PRAIRIE TEXAS
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MONTOYA RACHAEL C
2450 MILLER ST
GRAND PRAIRIE TEXAS
750515552

REED MARIA D
2445 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

DARROW DONALD C ETAL
2329 HARDY RD
GRAND PRAIRIE TEXAS
750514556

BANDA EDUARDO JR
2238 AVENUE C
GRAND PRAIRIE TEXAS
750514529

GASPAR TOMAS
2417 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

FLORES JOSE LUIS
2021 AVENUE C
GRAND PRAIRIE TEXAS
750514507

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

BALDERA ERNESTO
133 TANNERS FARMS RD
FERRIS TEXAS
751259673

PARDO GERONIMO
2138 AVENUE C
GRAND PRAIRIE TEXAS
750514508

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

DAVALOS MARIA ELENA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

MARTINEZ JOSE
1906 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515513

FLORES URIBE ARTEMIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

RODRIGUEZ ANGEL CANO
1714 GRANADA AVE
GRAND PRAIRIE TEXAS
750515527

CASTILLO BENJAMIN G
1816 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

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

GOMEZ JOSE R
2422 LAKESHORE DR
GRAND PRAIRIE TEXAS
750515541

AMINU SEGUN PAUL
1812 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

HERRERA FRANCISCA GUERRA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

GUZMAN ROCIO I
1901 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

EJAZ INVESTMENT GROUP INC
506 N LOOP 12
IRVING TEXAS
750618710

RODRIGUEZ FERNANDO CABRERA &
2418 HARDY RD
GRAND PRAIRIE TEXAS
750515535

HERNANDEZ LILIANA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

BARBOZA MARIA IRENE
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

MCARTHUR ANDRE
1831 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ANGLEFORGE PROPERTIES LLC
PO BOX 801071
DALLAS TEXAS
753801071

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

SALGADOGALLARDO DAVID A
1830 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515515

GUTIERREZ MAYRA
1909 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515514

CRUZ CECILIA
2125 AVENUE D
GRAND PRAIRIE TEXAS
750514536

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

DELGADO JOSE N
2213 HARDY RD
GRAND PRAIRIE TEXAS
750514554

PORTILLO GEORGINA
2309 HARDY RD
GRAND PRAIRIE TEXAS
750514556

ORR NICHOLS
910 NE 22ND ST
GRAND PRAIRIE TEXAS
750504005

JONES BILLY G
2234 AVENUE C
GRAND PRAIRIE TEXAS
750514529

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

THOMAS JAMES LEROY
1705 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515549

CARDERIAS PARLECIO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

SANCHEZ J GUADALUPE
2449 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

VEGA JOAN M
2114 AVENUE C
GRAND PRAIRIE TEXAS
750514508

ZAVALA MIGUEL
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

PALACIOS VERONICA A
2129 AVENUE C
GRAND PRAIRIE TEXAS
750514591

GONZALES IGNACIO
2101 HARDY RD TRLR 5
GRAND PRAIRIE TEXAS
750514500

GONZALES FELICITAS
2101 HARDY RD
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MIRAMONTES SALVADOR &
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GRAND PRAIRIE TEXAS
750514594

CANO LUIS FIERROS
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

COLQUITT LATONYA C
1815 GATEWAY CIRCLE
GRAND PRAIRIE TEXAS
750515503

SALAZAR TERESO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CASTILLO JOSE A
2433 MILLER ST
GRAND PRAIRIE TEXAS
750515553

JEAN JOSEPH A
1825 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

BABY MATHEW & JANE
1106 BELMONT DR
GRAND PRAIRIE TEXAS
750527100

GARCIA MIRTHALA GUADALUPE M
2218 AVENUE C
GRAND PRAIRIE TEXAS
750514529

HERNANDEZ AGUILAR SUSAN &
1802 GRANADA ST
GRAND PRAIRIE TEXAS
750515529

ALVAREZ JUAN G
1902 GRANADA ST
GRAND PRAIRIE TEXAS
750515531

HELLE CHARLES A
1821 ARMSTEAD DR
GRAND PRAIRIE TEXAS
750515512

MALDONADO DINA MARIE
1909 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515558

BUI HOAN PHUC
2202 AVE C
GRAND PRAIRIE TEXAS
750514529

SILVA JORGE &
1801 LAKEVIEW ST
GRAND PRAIRIE TEXAS
750515551

RAMOS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

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

KERR ROBERT A
1823 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

CABRALES ALFREDO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

VELOZ GERARDO &
1817 LAKEVIEW DR
GRAND PRAIRIE TEXAS
750515551

PHAM KRYSTAL
2433 CARDIFF ST
GRAND PRAIRIE TEXAS
750515556

ERAZO ROLANDO
2306 AVE C
GRAND PRAIRIE TEXAS
750514592

SANTANA LORENZO
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ESQUIVEL JUAQUIN JESUS
2133 HARDY RD
GRAND PRAIRIE TEXAS
750514528

LUSK JOHN S JR
2237 HARDY RD
GRAND PRAIRIE TEXAS
750514554

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

MCVEY PATRICIA A LIFE EST
2949 CROSSROADS DR
ABILENE TEXAS
796056953

ZABALA JACINTA
807 RYAN CT
ARLINGTON TEXAS
760017329

PLATTNER HERMAN H ETAL
25 HIGHLAND PARK VLG
DALLAS TEXAS
752052789

ROMAS MARIA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

CALDERON CONCEPTION
2405 CARDIFF ST
GRAND PRAIRIE TEXAS
750515522

TYSON DERRICK & JOYCE
2330 AVE C
GRAND PRAIRIE TEXAS
750514592

ESPINO DAVID &
1819 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

ESCOBAR GIOVANNY E &
2422 MILLER ST
GRAND PRAIRIE TEXAS
750515552

ROMERO GABRIELA
1811 AUSTIN AVE
GRAND PRAIRIE TEXAS
750515516

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

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

GARDUNO SERGIO
2523 SUNFLOWER DR
ARLINGTON TEXAS
760141821

JIMENEZ GRISELDA & JORGE
1823 GATEWAY CIR
GRAND PRAIRIE TEXAS
750515503

BASS TENNILLE
1908 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515513

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

DAVIS ALLEN JR
1913 ARMSTEAD AVE
GRAND PRAIRIE TEXAS
750515514

AGUILAR ARMANDO
1705 BOGARTE DR
GRAND PRAIRIE TEXAS
750514546

LEWIS RONNY LANCE &
2206 AVENUE C
GRAND PRAIRIE TEXAS
750514529

SALDARA MANSA
2101 HARDY RD
GRAND PRAIRIE TEXAS
750514594

ABNEY DAVID LEWIS
2712 LAKEWOOD DR
ROWLETT TEXAS
750885511

NGUYEN CHAU H
2221 HARDY RD
GRAND PRAIRIE TEXAS
750514554

ALFARO JUAN ANTONIO &
2029 AVE C
GRAND PRAIRIE TEXAS
750514507

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

191644

10-23-19

ORDINANCE NO. 31351

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

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

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

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

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

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

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

191644

31351

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By


Assistant City Attorney

Passed

OCT 23 2019

191644

31351

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

SECTION I.

Statement of Intent

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

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

SECTION II.

Release of Territory

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

191644

31351

SECTION III.

Waiver of Extraterritorial Jurisdiction

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

SECTION IV.

Service Plans

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

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31351

SECTION V.


Effective Date

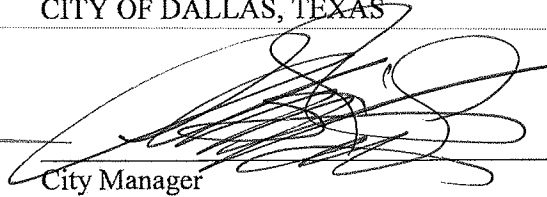
Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS


City Manager


City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By Mark E. Sampson
Deputy City Attorney

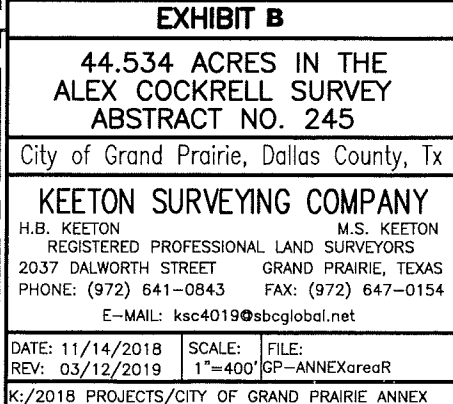
By [Signature]
Assistant City Attorney

ATTEST:

ATTEST:

Catherine E. DiMaggio
City Secretary

[Signature]
Billierae Johnson, City Secretary



Description of Area A:**31351**

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

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

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

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

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

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

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

EXHIBIT B

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

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

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

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

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX

31351

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

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

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

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

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

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

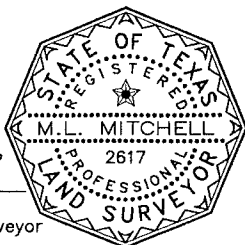
THENCE S. 89°38'47" E., with the common line of said Tract 3 and Block 14 of said Gateway Addition, a distance of 300.44 feet, to a point for corner;

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

Notes:

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

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



PAGE 3 OF 3

EXHIBIT B

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

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

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

DATE: 11/14/2018 SCALE: FILE:
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 K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX



PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31351

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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

191645

10-23-19

ORDINANCE NO. 31352

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

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

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

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

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

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

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

31352

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed OCT 23 2019

191645

31352

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

SECTION I.

Statement of Intent

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

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

SECTION II.

Release of Territory

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

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31352

SECTION III.

Waiver of Extraterritorial Jurisdiction

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

SECTION IV.

Service Plans

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

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31352

SECTION V.

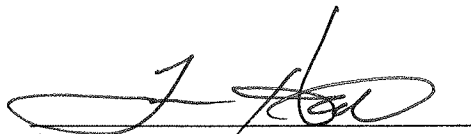
Effective Date


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

SIGNED this the 23 day of Oct, 2019.

CITY OF GRAND PRAIRIE, TEXAS

CITY OF DALLAS, TEXAS



City Manager


City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

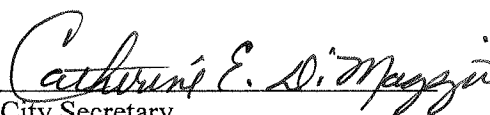
CHRISTOPHER J. CASO, Interim City Attorney

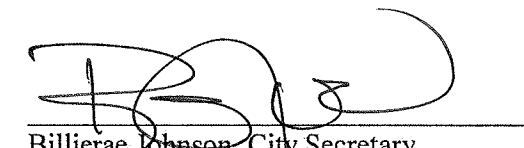
By 
Deputy City Attorney

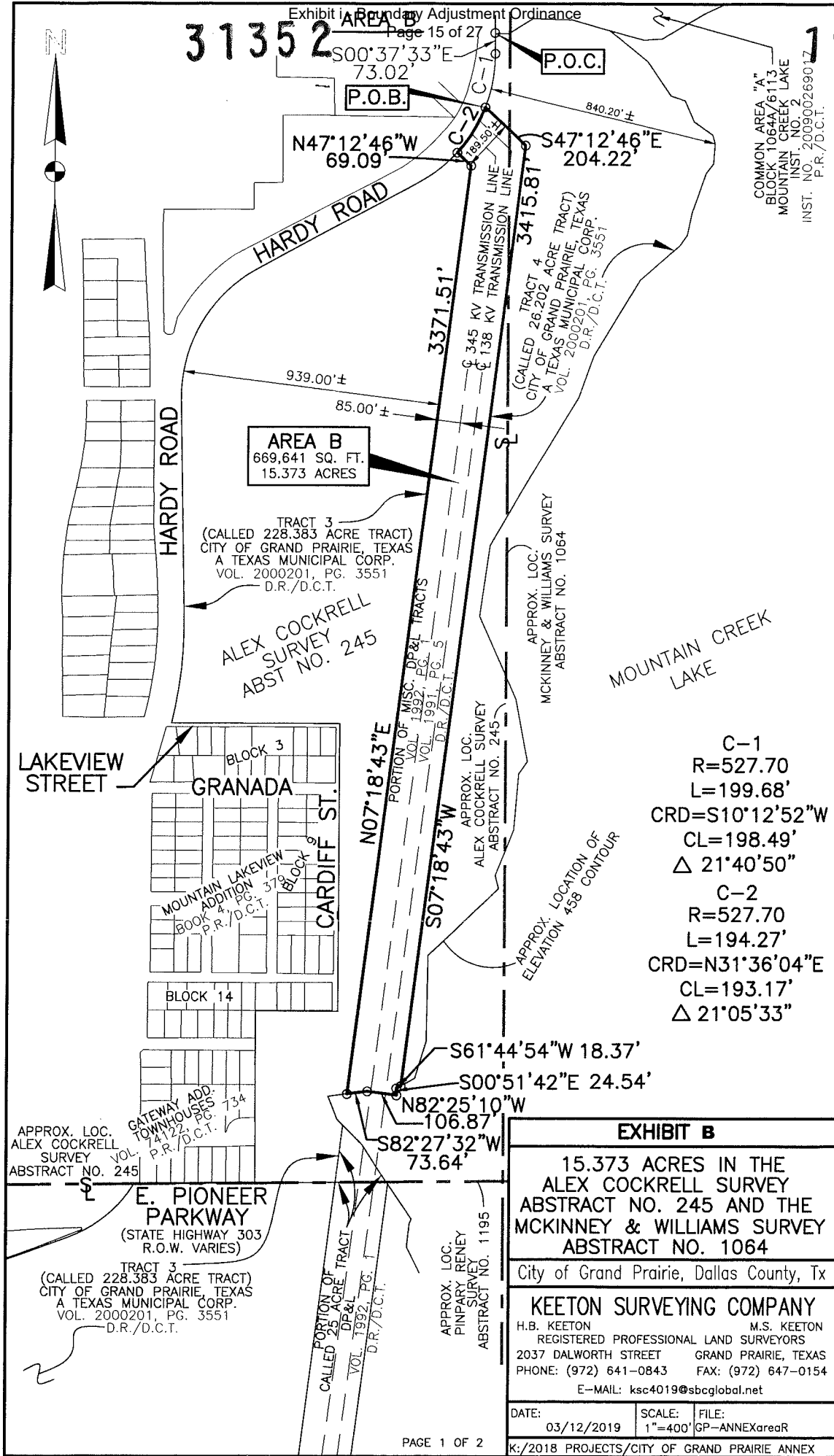
By 
Assistant City Attorney

ATTEST:

ATTEST:


City Secretary


Billie Rae Johnson, City Secretary



31352

191645

AREA B

S00°37'33"E
73.02'

P.O.C.

P.O.B.

N47°12'46"W
69.09'

S47°12'46"E
204.22'

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

HARDY ROAD

AREA B
669,641 SQ. FT.
15.373 ACRES

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

ALEX COCKRELL
SURVEY
ABST. NO. 245

LAKEVIEW
STREET

GRANADA

MOUNTAIN LAKEVIEW
ADDITION
BOOK 4, PG. 378
P.R./D.C.T.

BLOCK 14

APPROX. LOC.
ALEX COCKRELL
SURVEY
ABSTRACT NO. 245

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

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

PORTION OF
CALLED 25 ACRE TRACT
DP&L
VOL. 1932, PG. 1
D.R./D.C.T.

APPROX. LOC.
PINNEY REVEY
SURVEY
ABSTRACT NO. 1195

MOUNTAIN CREEK
LAKE

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

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

Description of Area B:

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

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

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

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

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

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

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

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

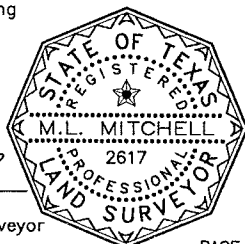
THENCE with the common line a called 228.383 acre tract of land (called Tract 3 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas and said 15.373 acre tract the following 2 calls;

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

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

Notes:

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



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

EXHIBIT B

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

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

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

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



PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

31352

ORDINANCE NUMBER _____

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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

10-23-19

ORDINANCE NO. 31353

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

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

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

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

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

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

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

191646

31353

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

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By _____
Assistant City Attorney

Passed OCT 23 2019

191646

31353

**EXHIBIT A
BOUNDARY ADJUSTMENT AGREEMENT**

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

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

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

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

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

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

SECTION I.

Statement of Intent

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

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

SECTION II.

Release of Territory

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

31353

SECTION III.

Waiver of Extraterritorial Jurisdiction

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

SECTION IV.

Service Plans

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

31353

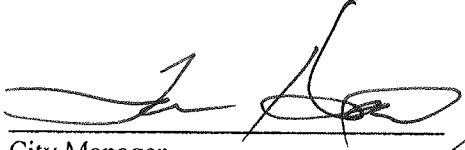
SECTION V.

Effective Date

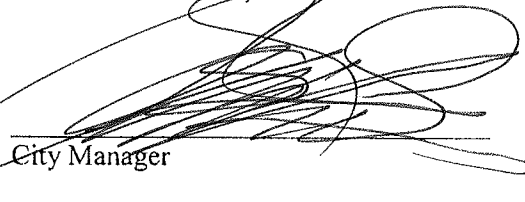
Dallas and Grand Prairie agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 23 day of Oct., 2019.

CITY OF GRAND PRAIRIE, TEXAS


City Manager

CITY OF DALLAS, TEXAS

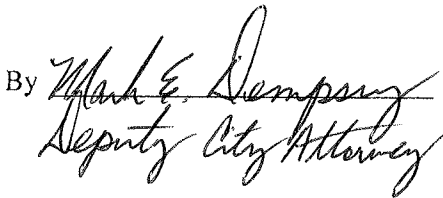

City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

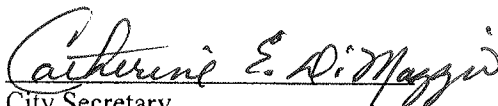
By


Deputy City Attorney

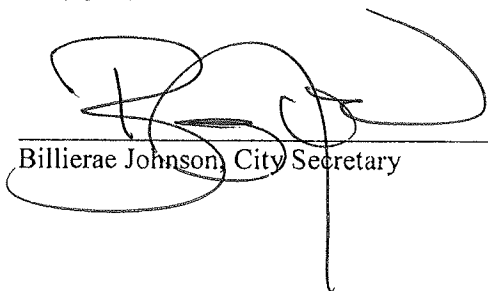
By


Assistant City Attorney

ATTEST:


City Secretary

ATTEST:


Billie Rae Johnson, City Secretary

31353

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

EXHIBIT B

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

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

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

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

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX

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31353

Description of Area C:

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

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

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

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

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

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

EXHIBIT B

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

City of Grand Prairie, Dallas County, Tx

KEETON SURVEYING COMPANY

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

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

K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX

31353

AREA C
Page 6 of 27

191646

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

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

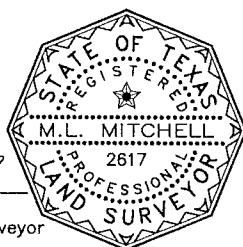
- (1) N. 07°18'43" E., a distance of 3415.81 feet to a point for corner;
- (2) N. 47°12'46" W., a distance of 204.22 feet to a point for corner in said easterly line of Hardy Road and being in a curve to the left having a radius 527.70 feet;

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

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

Notes:

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



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

EXHIBIT B

**26.202 ACRES IN THE
ALEX COCKRELL SURVEY
ABSTRACT NO. 245 AND THE
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City of Grand Prairie, Dallas County, Tx

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PROOF OF PUBLICATION – LEGAL ADVERTISING

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

DATE ADOPTED BY CITY COUNCIL OCT 23 2019

ORDINANCE NUMBER 31353

DATE PUBLISHED OCT 26 2019

ATTESTED BY:

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



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

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

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

PURPOSE OF REQUEST:

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

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

ZONING REQUIREMENTS

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

Dimensional Requirements

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

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

VARIANCES:

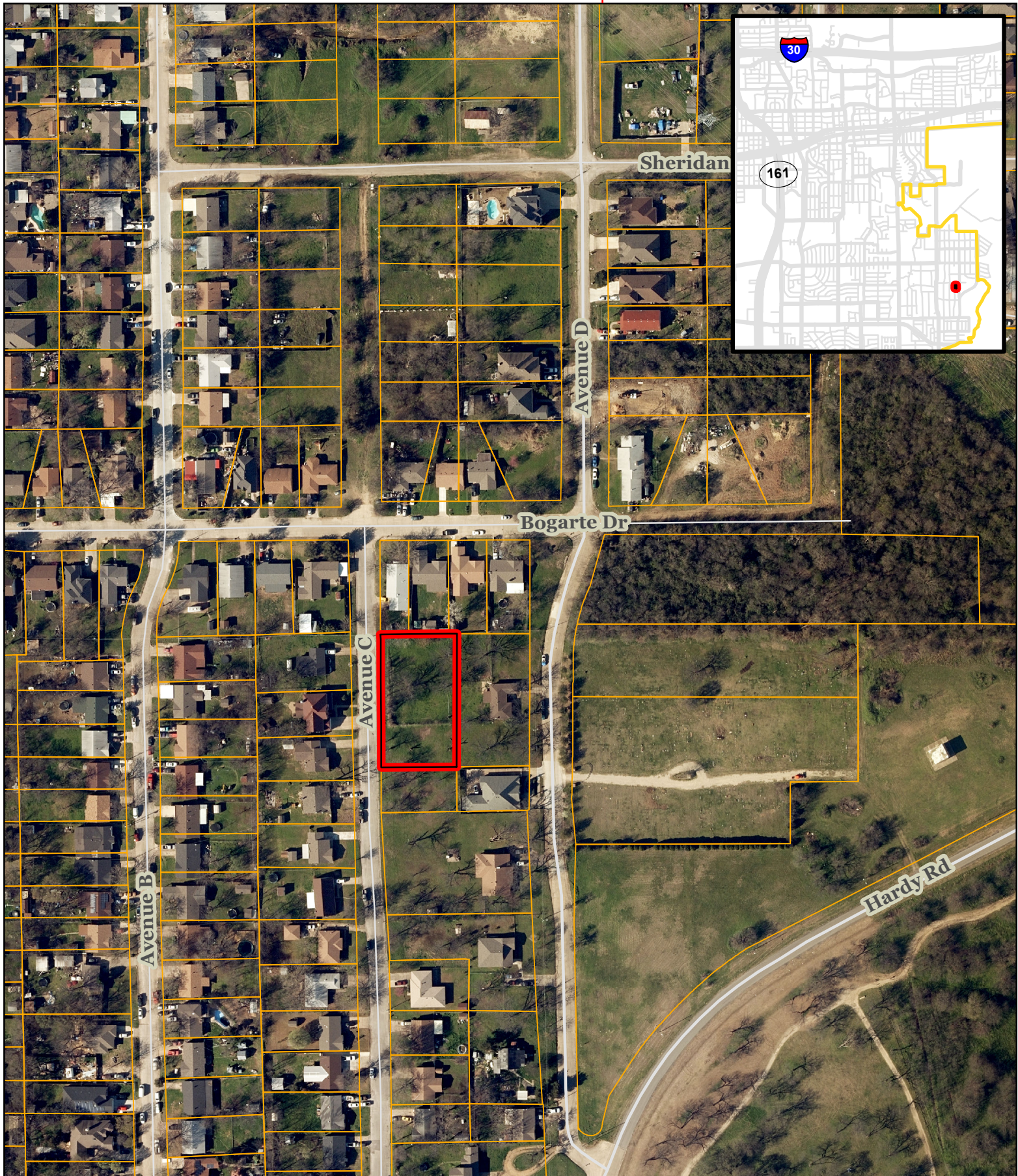
None.

RECOMMENDATION:

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

Body

Exhibit A- Location Map



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



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

ZONING REQUIREMENTS:

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

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

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

Parking

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

Table 3: Required Parking

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

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

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

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

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

APPENDIX F STANDARDS:

Building Design

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

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

elevations do not meet the window requirements.

Table 4: Windows

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

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

Appendix F Menu Items

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

VARIANCES:

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

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

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

RECOMMENDATION:

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

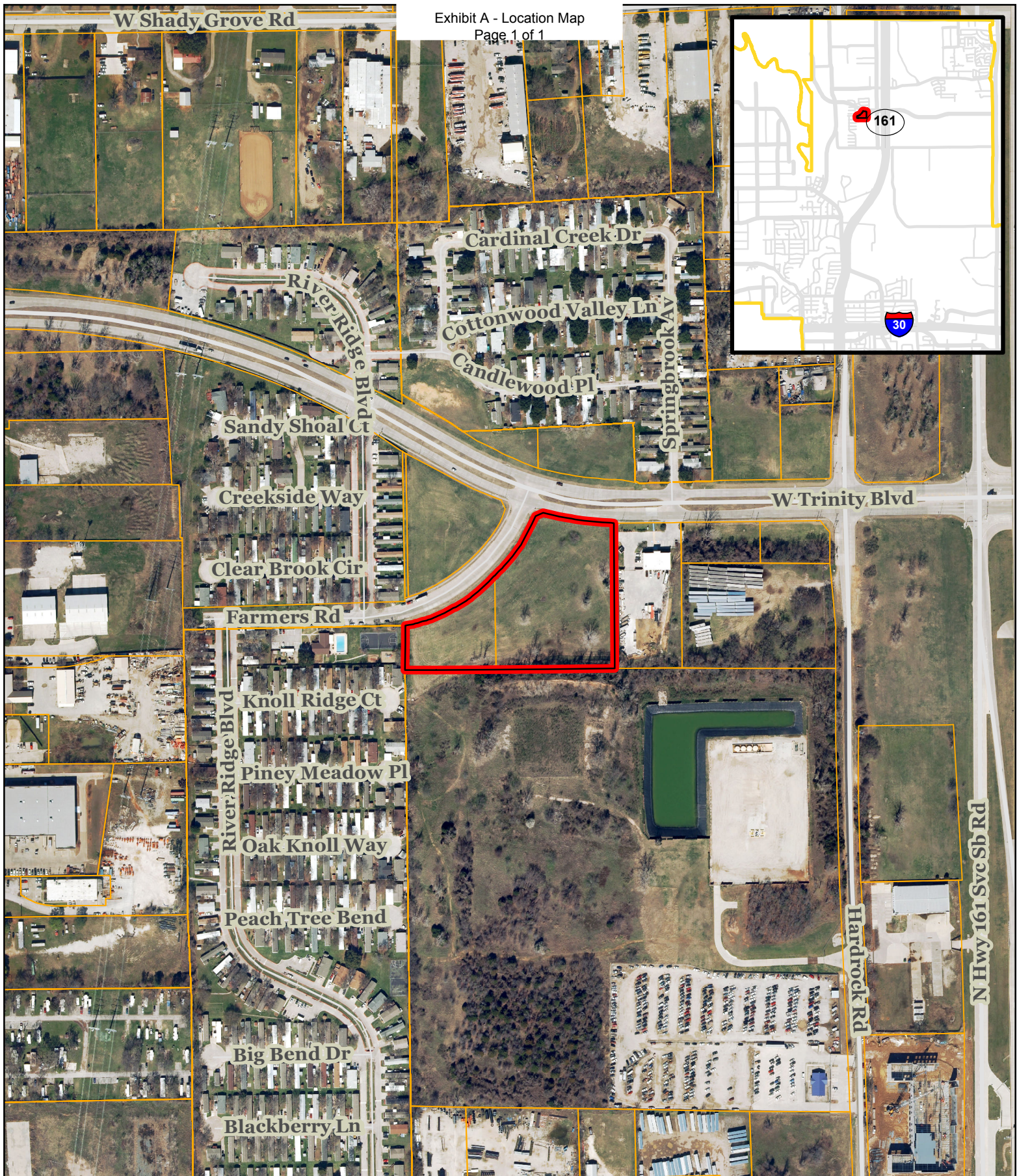
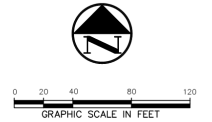
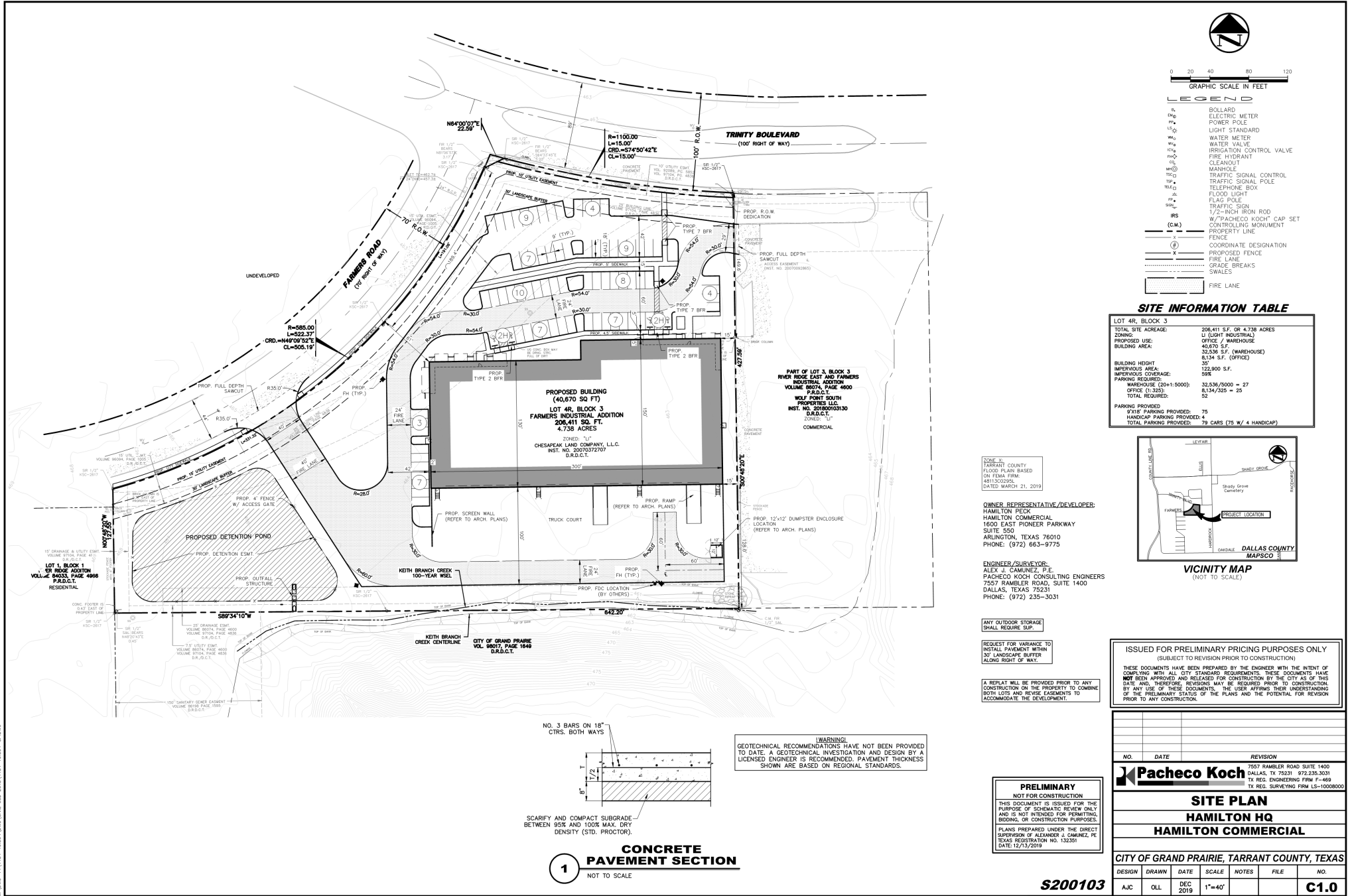


Exhibit B - Site Plan
Page 1 of 1

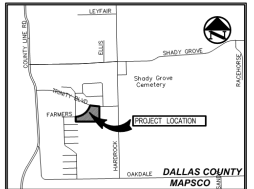


LEGEND

BOLLARD	1/2" BOLLARD
ELECTRIC METER	1/2" E.M.
POWER POLE	1/2" P.P.
LIGHT STANDARD	1/2" L.S.
WATER METER	1/2" W.M.
WATER VALVE	1/2" W.V.
IRRIGATION CONTROL VALVE	1/2" I.C.V.
FIRE HYDRANT	1/2" F.H.
CLEANOUT	1/2" C.O.
MANHOLE	1/2" M.H.
TRAFFIC SIGNAL CONTROL	1/2" T.S.C.
TRAFFIC SIGNAL POLE	1/2" T.S.P.
TELEPHONE BOX	1/2" T.B.
FLAG POLE	1/2" F.P.
TRAFFIC SIGN	1/2" T.S.
1/2"-HIGH IRON ROD	1/2" I.R.R.
W/"PACHECO KOCH" CAP SET	1/2" W/P.K.
CONTROLLING MONUMENT	1/2" C.M.
PROPERTY LINE	1/2" P.L.
FENCE	1/2" F.
COORDINATE DESIGNATION	1/2" C.D.
PROPOSED FENCE	1/2" P.F.
FIRE LANE	1/2" F.L.
GRADE BREAKS	1/2" G.B.
SWALES	1/2" S.

SITE INFORMATION TABLE

LOT 4R, BLOCK 3	
TOTAL SITE ACRES:	206,411 S.F. OR 4.738 ACRES
ZONING:	LI (LIGHT INDUSTRIAL)
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING AREA:	40,670 S.F.
WAREHOUSE (200+1,500):	32,536 S.F. (WAREHOUSE)
OFFICE (1,325):	8,134 S.F. (OFFICE)
TOTAL REQUIRED:	52
PARKING PROVIDED:	75
HANDICAP PARKING PROVIDED:	4
TOTAL PARKING PROVIDED:	79 CARS (75 W/ 4 HANDICAP)



CODE 5
TARRANT COUNTY
FLOOD PLAIN BASED
ON FEMA FIRM
4813C0228L
DATED MARCH 21, 2019

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

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

ANY OUTDOOR STORAGE
SHALL REQUIRE SUP.

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

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

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

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

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

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM E-469
TX REG. SURVEYING FIRM LS-10000000

SITE PLAN
HAMILTON HQ
HAMILTON COMMERCIAL

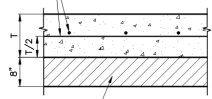
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

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

S200103

PK-4454-19.564-SP.DWG

NO. 3 BARS ON 18" CTRS. BOTH WAYS



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

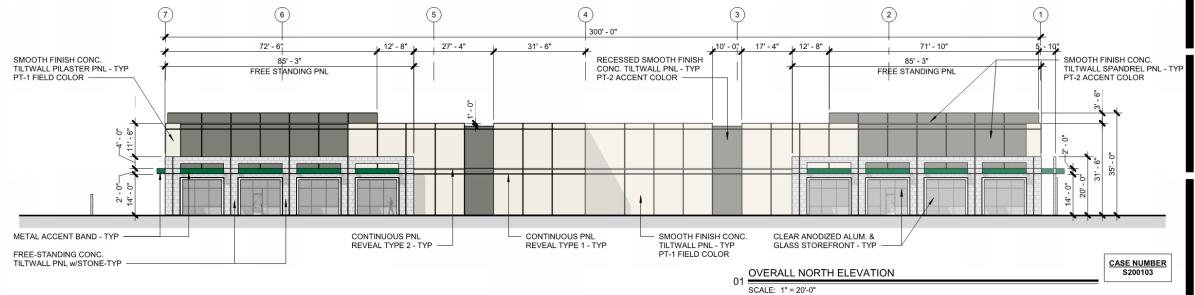
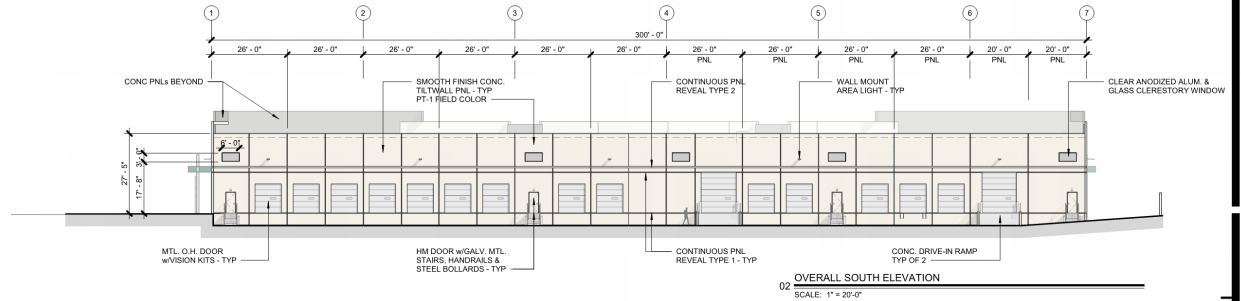
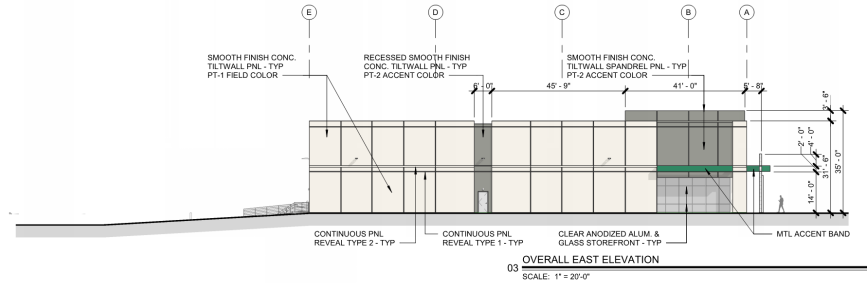
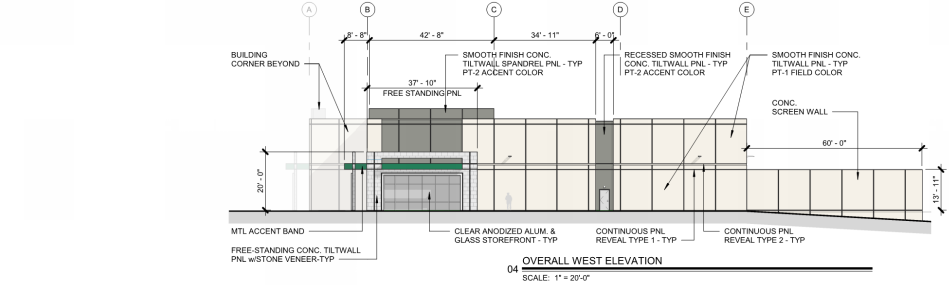
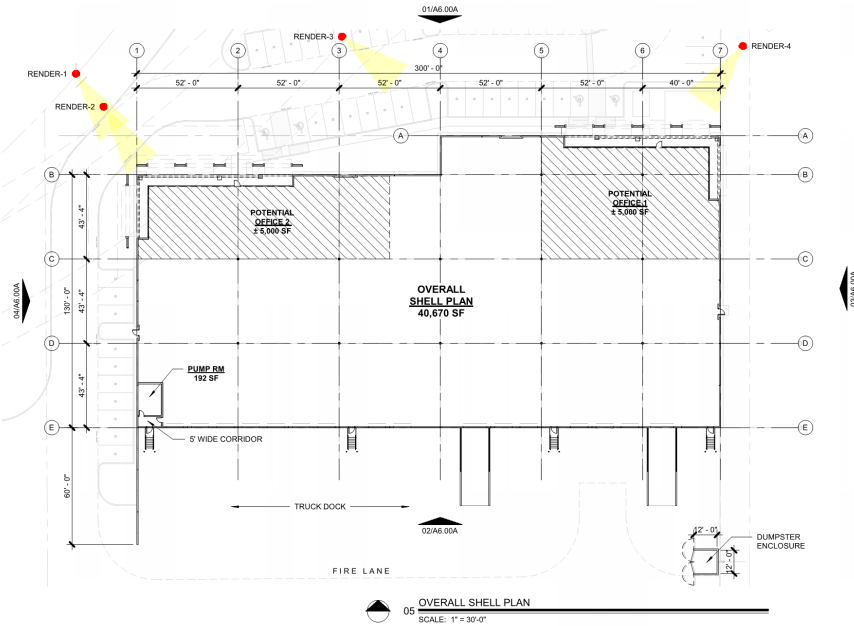
CONCRETE PAVEMENT SECTION
1
NOT TO SCALE

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

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

Exhibit C - Building Elevations

Page 1 of 5



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

ELEVATION + MATERIAL CALCS			
BUILDING HEIGHT = 35'-0" ONE STORY			
PRIMARY FACADES		SECONDARY FACADES	
WEST ELEVATION		EAST ELEVATION	
TOTAL FACADE AREA = 4,269.02	100%	TOTAL FACADE AREA = 4,892.91 SF	100%
• CONCRETE TILT WALL = 3,544.21	83.0%	• CONCRETE TILT WALL = 4,467.62	91.2%
• GLASS = 322.05 SF	7.55%	• GLASS = 322.00 SF	6.6%
• STONE = 312.59	7.33%	• STONE = 10.25 SF	0.36%
• MTL ACCENT = 69.22	1.63%	• MTL ACCENT = 66.04 SF	1.4%
• HM DOORS = 21.00	0.49%	• HM DOORS = 21 SF	0.44%
NORTH ELEVATION		SOUTH ELEVATION	
TOTAL FACADE AREA = 9,970.06 SF	100%	TOTAL FACADE AREA = 9,379.18 SF	100%
• CONCRETE TILT WALL = 6,484.25 SF	65.1%	• CONCRETE TILT WALL = 7,687.18 SF	82.0%
• GLASS = 1,794.5F	17.8%	• GLASS = 950.00 SF	10.1%
• STONE = 1,440.77 SF	14.5%	• HM DOORS + O.H. DOORS = 1,602.00 SF	17.0%
• MTL ACCENT = 261.04 SF	2.6%		

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

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

HAMILTON HQ
EAST TRINITY BOULEVARD
GRAND PRAIRIE, TX

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



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

A6.00A

CASE NUMBER
S200103









PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE GRASS SEED, MULCH, TREES, BUSHES, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITIES INFORMATION FROM THE OWNER AND THE CITY OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER REF SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ALL ACCESSORIES.
7. ALL PLANT MATERIAL SHALL MEET AMES AND ZGO 1 STANDARDS FOR CAUFER, PALM, AND CROCKET BALL SIZE. ANY PLANT MATERIAL THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF OF THE BASKET TO PREVENT DAMAGE TO THE TRUNK.
9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

IRRIGATION GENERAL NOTES

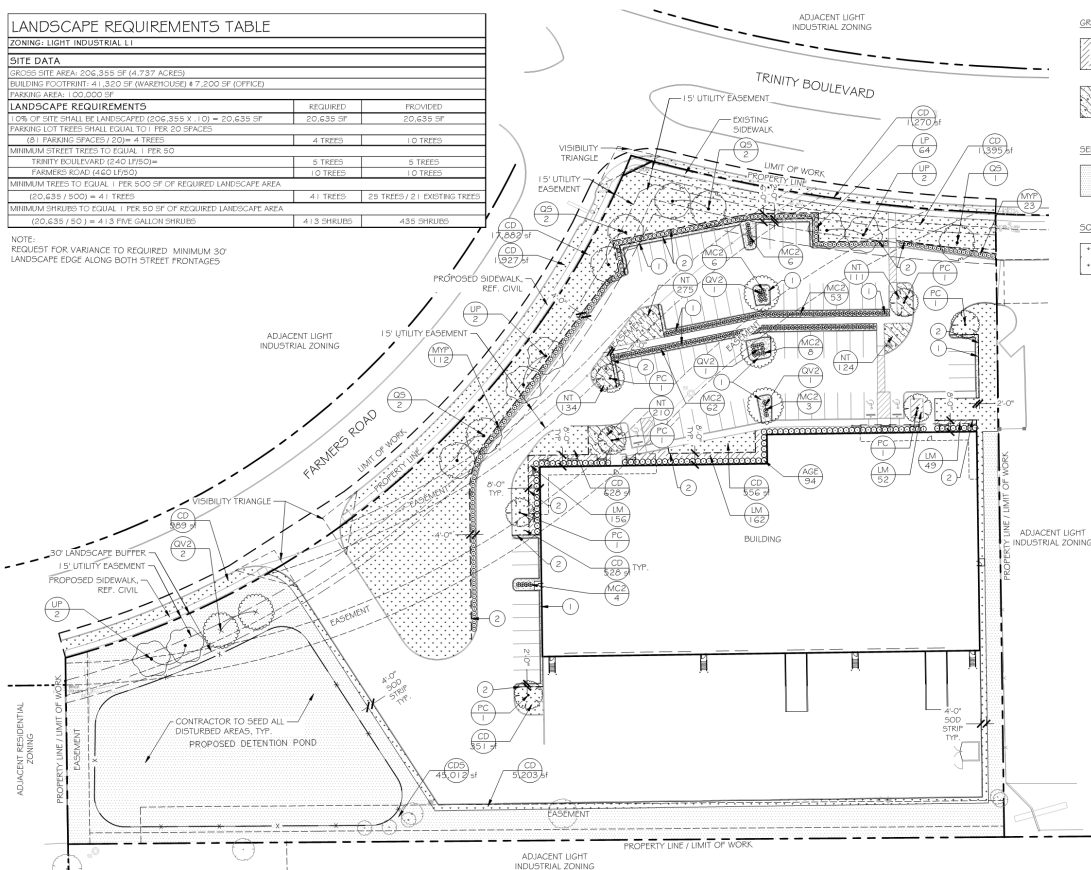
2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED BY A LICENSED IRRIGATOR.
3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE IRRIGATION RULES PROMULGATED BY THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY (CEQ) OR THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AS THEY RELATE TO THE TIME AMENDED, AND ANY APPLICABLE ADOPTED CITY PLUMBING CODES.
4. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THE APPROPRIATE ZONE WIRING BACK TO THE EXISTING SYSTEM CONTROLLER, INCLUDING ANY DATA OR SYSTEM CONTROL VALUE WIRING AS REQUIRED.
5. IRRIGATION SYSTEMS SHALL UTILIZE PRESSURE REGULATING SPY HEADS AND/OR BODIES IN ORDER TO REDUCE SYSTEM LEAKING AND AID IN PROPER WATER PLACEMENT. PRESSURE REGULATING DEVICES SHALL BE INSTALLED PER THE MANUFACTURERS DIRECTIONS.
6. IRRIGATION SYSTEMS SHALL USE A BACKFLOW PREVENTION DEVICE.
7. ALL PLANTER BEDS SHALL HAVE DRIP IRRIGATION.
8. ALL SEEDBED AREAS SHALL HAVE TEMPORARY IRRIGATION TILL ESTABLISHED.
9. ALL IRRIGATION SYSTEMS SHALL MEET THE REQUIREMENTS OF UDC.

LANDSCAPE REQUIREMENTS TABLE













ZONING: LIGHT INDUSTRIAL ET

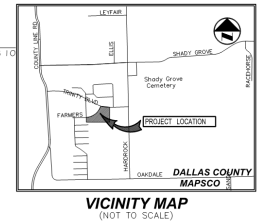
SITE DATA			
GROSS SITE AREA: 506,355 SF (4.737 ACRES)			
BUILDING FOOTPRINT: 41,850 SF (WATER/SEWER 7,200 SF OFFICE)			
PARKING AREA: 100,000 SF			
LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
50% OF TOTAL AREA OF LANDSCAPE (506,355 S.F.) = 253,178 SF		20,635 SF	20,635 SF
FACING LOT TREES SHALL EQUAL 1:1 PER 20 SPACES			
MIN. PARKING SPACES PER LOT TREE		4 TREES	10 TREES
MINIMUM STREET TREES TO EQUAL 1 PER 50			
TERRY BOULEVARD (EQ. 164-1750)		5 TREES	3 TREES
PARKING ROAD (EQ. 1750-1800)		10 TREES	10 TREES
MINIMUM TREES TO EQUAL 1 PER 50 OF REQUIRED LANDSCAPE AREA			
(EQ. 6235 / 2000) = 4 TREES			
MINIMUM TREES TO EQUAL 1 PER 50 OF REQUIRED LANDSCAPE AREA		4 TREES	25 TREES / 1 EXISTING TRE
(20,635 / 50) = 413 PER GALLON SHRUBS		413 SHRUBS	435 SHRUBS

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



PLANT SCHEDULE


2019-12-13 10:00						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	PC	7	PISTACIA CHINENSIS CHINESE PISTACHE	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 6-9" HT X 3-4" W	
	QS	7	QUERCUS SHUMARDII SHUMARD RED OAK	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 6-9" HT X 3-4" W	
	QV2	5	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 6-9" HT X 3-4" W	
	LP	6	LILIUM PARVIFOLIA LACEBARK ELM	45 GAL	3" CAL., SINGLE, STRAIGHT LEADER, MATCHING 6-9" HT X 3-4" W	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	AGE	94	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA	5 GAL	48" o.c.	FULL MATCHING
	LP	64	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER	5 GAL	36" o.c.	FULL MATCHING
	MC2	142	MULLENBERGIA CAPILLARIS PINK MUPLY	5 GAL	36" o.c.	FULL MATCHING
	MYP	135	MYRICA FUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	36" o.c.	FULL MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	LM	419	LIRIOPE MUSCARI 'BIG BLUE' LILY TURF	4" POT	18" o.c.	FULL MATCHING
	NT	654	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	18" o.c.	FULL MATCHING
SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD5	46,001 SF	CYNODON DACTYLON BERMUDA GRASS	SEED		HYDROSEED, REFER TO SPECS FOR APPLICATION AND RATES
SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD	29,740 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

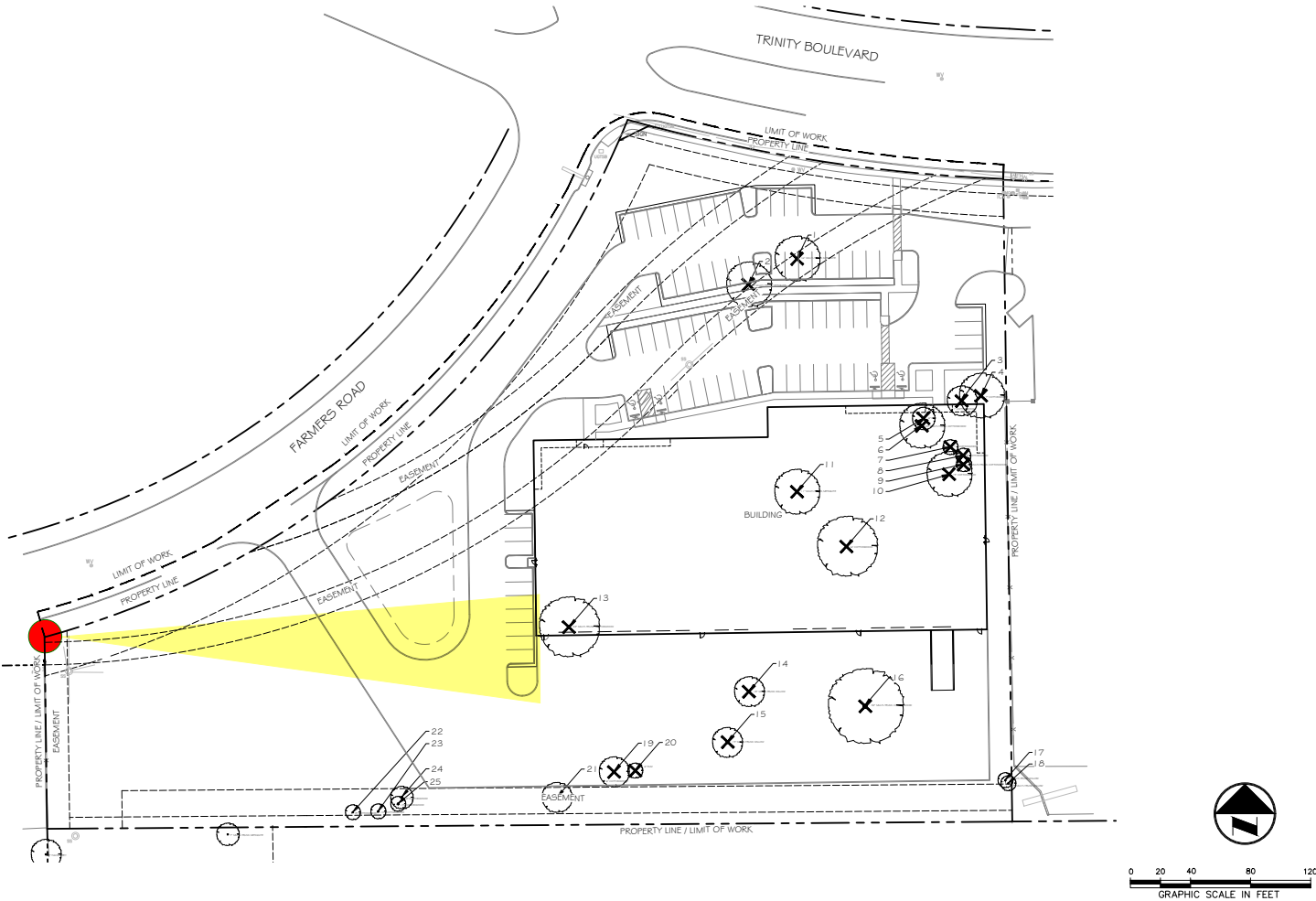
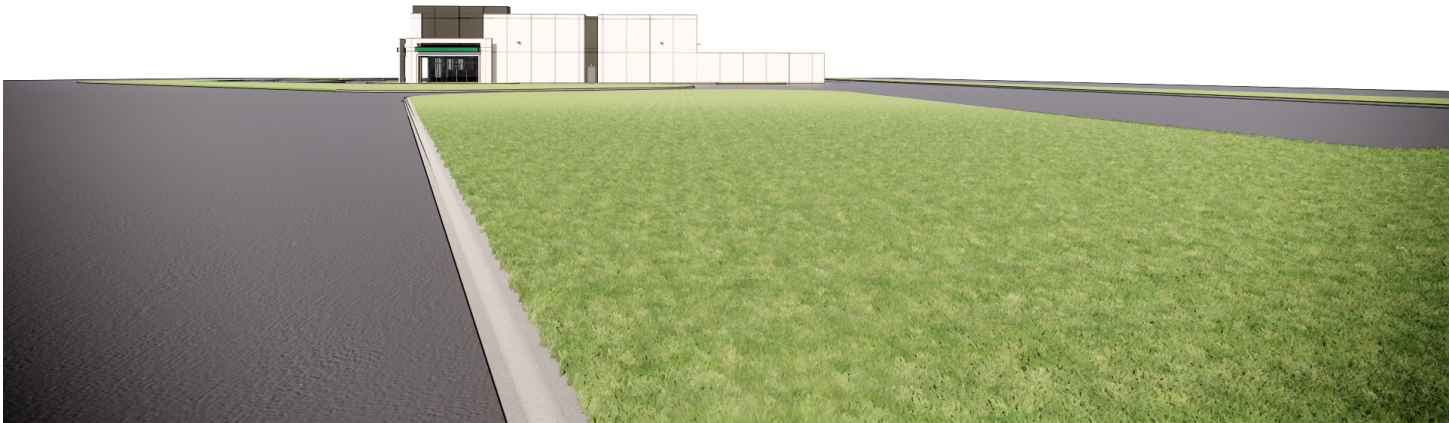


OWNER REPRESENTATIVE/DEVELOPER:
HAMILTON PECK
HAMILTON COMMERCIAL
1600 EAST PIONEER PARKWAY, SUITE 550
ARLINGTON, TEXAS 76010
PHONE: (972) 663-9775

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

INTERIM REVIEW
 THESE DOCUMENTS ARE INTENDED FOR
 INTERIM REVIEW ONLY AND NOT FOR
 REGULATORY APPROVAL/PERMITTING, OR
 CONSTRUCTION.
 REGISTERED LANDSCAPE ARCHITECT
 ARIE M. HARMAN
 TEXAS REGISTRATION NUMBER 3148

		12/13/2019	CITY SITE PLAN SUBMITTAL				
		11/16/2019	CITY SITE PLAN SUBMITTAL				
NO.	DATE		ISSUE				
NO.	DATE		REVISION				
 Pacheco Koch			7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3033 TX REG. ENGINEERING FIRM # -469 TX REG. SURVEYING FIRM LS-100800				
LANDSCAPE PLAN							
HAMILTON HQ							
HAMILTON COMMERCIAL							
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
AMH	AMH	DEC 2019	AS SHOWN				L1.00



Appendix F Menu Items Checklist

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

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

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

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

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

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

Alternative Compliance

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

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

Menu Item Summary Table

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



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

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

PURPOSE OF REQUEST:

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

HISTORY:

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

Parking

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

Landscape and Screening

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

Table 3: Landscape & Screening Requirements

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

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

APPENDIX F STANDARDS:*Building Design*

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

Table 4: Windows

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

Total (Length)	50%	46.44%	No
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Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

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

VARIANCES:

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

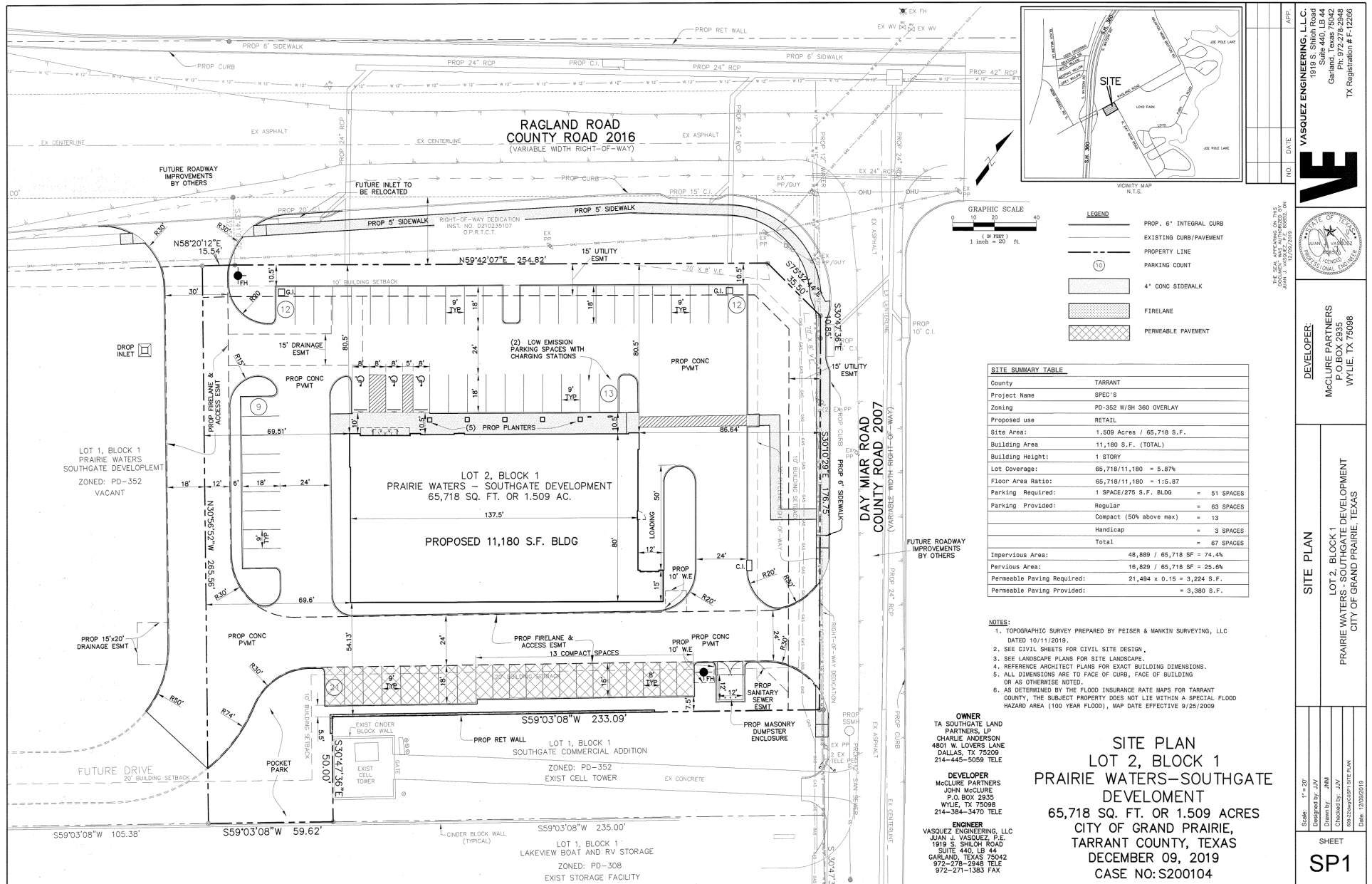
As a part of this Site Plan, the applicant is requesting the variances listed below.

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

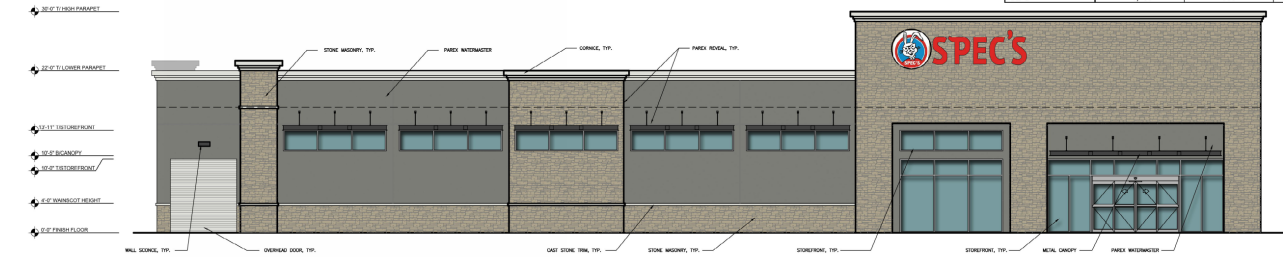
RECOMMENDATION:

Staff recommends that the applicant meet Appendix F.

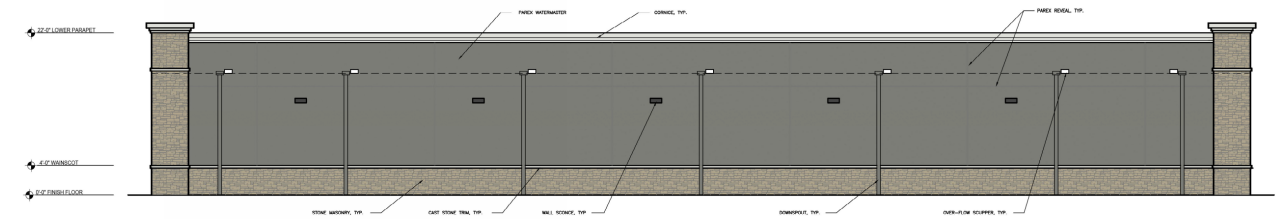




ELEVATION	Façade Area (A)	Area of Openings (B)	Resultant Area A - B = (C)	Primary Masonry (Dark Stucco)	Additional Masonry (Light Stone (Wainscot))	Windows (Linear Feet)	Meets
	SF	SF	SF	SF	%	SF	%
North Primary	3,740	620	3,120	1,187	32%	1,843	49%
East Primary	1,780	120	1,900	1,005	56%	655	37%
South	3,297	N/A	3,297	2,319	70%	978	30%
West	1,348	240	1,708	1,040	53%	788	40%
Totals	10,765	980	9,785	5,351	52%	4,261	40%



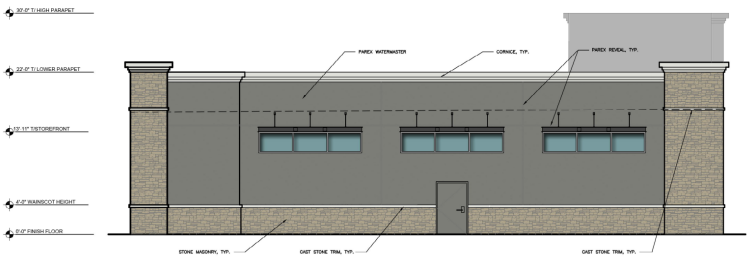
1 NORTH ELEVATION — SCALE 1/8" = 1'-0"



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



1 WEST ELEVATION — SCALE 1/8" = 1'-0"



1 EAST ELEVATION — SCALE 1/8" = 1'-0"

SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY.
CASE NO: S200104



PROJECT NAME	McCLURE PARTNERS SPEC'S
DESCRIPTION	EXTENSION (MASONRY FINISHES, STEEL, PLUMB)
PROJECT NO.	19-0003
DATE	11/14/2019
PROJECT LOCATION	GRAND PARKWAY, TX
PROJECT ARCHITECT	McCLURE PARTNERS
PROJECT DATE	2019
REVISION	
PROJECT DATE	XX/XX/2019

A2.2

SHEET L1.1	Scale: 1" = 20'	LANDSCAPE PLAN LOT 2, BLOCK 1 PRAIRIE WATERS - SOUTHGATE DEVELOPMENT CITY OF GRAND PRAIRIE, TEXAS	 11/19/2019	VASQUEZ ENGINEERING, L.L.C. 1910 S. GARDEN STREET SUITE 440, LB #44 GARLAND, TEXAS 75042 Ph: 972-778-2948 TX Registration # F-12266	<div style="float: right;">NO.</div> <div style="float: left;">DATE</div> <div style="clear: both;"></div>
	Designed by: AVR Drawn by: AVR Checked by: AVR <small>609-22-Aug-2019 SITE PLAN</small> Date: 12/09/2019				
		DEVELOPER:	<p>MCCLURE PARTNERS P.O BOX 2935 WYLLIE, TX 75098</p>		



Legislation Details (With Text)

File #:	19-9639	Version:	1	Name:	S200106 - Twin Peaks at Epic West Towne Crossing
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	12/10/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	1/6/2020	Final action:		Final action:	
Title:	S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP. City Council Action: January 21, 2020				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

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

PURPOSE OF REQUEST:

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

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

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

HISTORY:

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

*Dumpster in front yard setback due to double frontage lot

Landscape and Screening

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

Table 3: Landscape & Screening Requirements

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

Building Design

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

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

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

**Table 5: Covered Walkways
(min. 25%)**

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

**Table 6: Menu Items (min. 6
required)**

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

Canopy Variation
Enhanced Windows

VARIANCES:

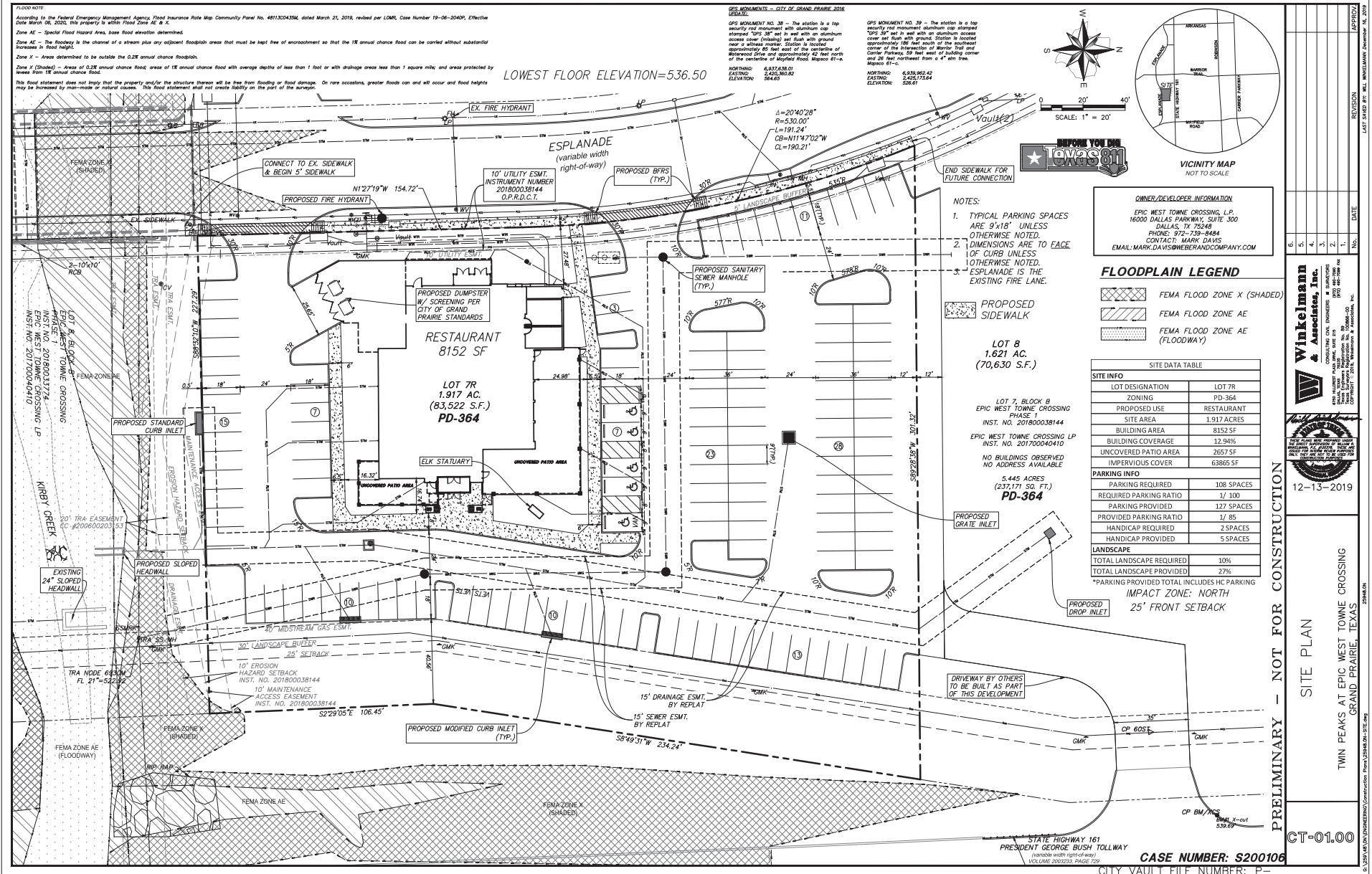
1. Window calculation: Appendix F requires windows along 30% of street facing façades. The site has street frontage on both the east and west facades, with the west facade primarily serving as “back of house”, including the dumpster and enclosure. The closest nearby restaurant is Olive Garden, which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

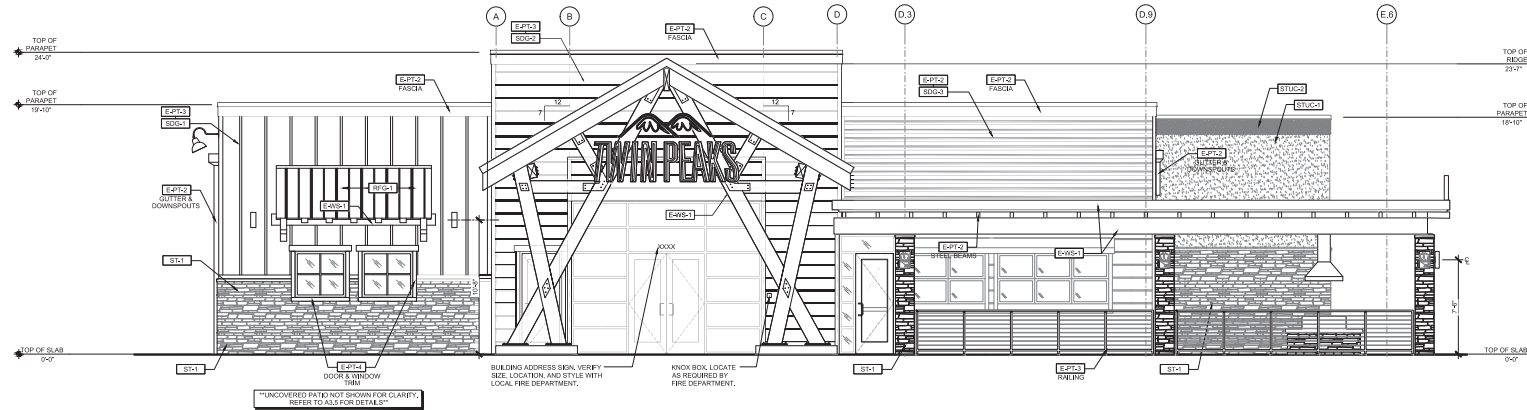
RECOMMENDATION:

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

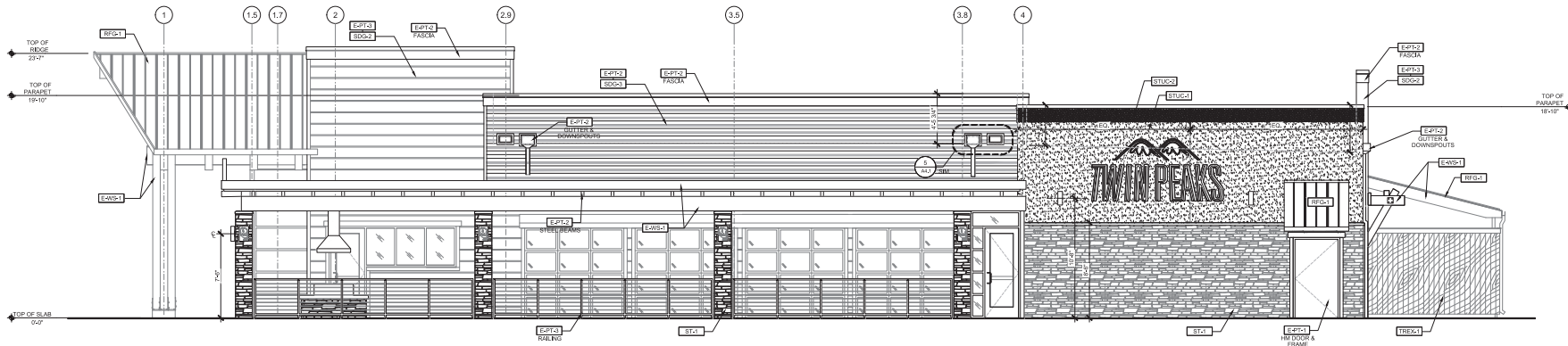


Exhibit B - Site Plan





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



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

EXTERIOR FINISH SCHEDULE

REG-1	STANDING SEAM PREFINISHED ROOFING SYSTEM ON FELT - METAL - BERRIDGE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL, SW CRAFT HARTFORD GREEN KYNAR 500 OR HYL OR 5000 FINISH.
REG-2	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRALY 170 SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION.
REG-3	SYNTHETIC STONE SYSTEM - EASTERN MOUNTAIN LEDGE 'CHARIS' BY CORDONARO STONE SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. INSTALL PER R.C. EVALUATION REPORT ESR-2692.
STUC-1	STUCCO SYSTEM, PAINTED - SW 6102 'PORTABELLO', FLAT LIGHT SAND FINISH.
STUC-2	STUCCO SYSTEM, PAINTED - SW 6085 'HUNT CLUB', FLAT LIGHT SAND FINISH.
EPT-1	SHERWIN WILLIAMS: SW 6102 'PORTABELLO', FLAT.
EPT-2	SHERWIN WILLIAMS: SW 6085 'HUNT CLUB', FLAT.
EPT-3	SHERWIN WILLIAMS: SW 61104 'KAFFEE', FLAT.
EPT-4	SHERWIN WILLIAMS: SW 6085 'HEARTHROSE', FLAT.
SDS-1	HARDE PANEL, VERTICAL FIBER CEMENT SIDING SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS. JH45-20 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDS-2	HARDE PLANK HORIZONTAL FIBER CEMENT SIDING WITH HORIZONTAL ALUMINUM CHANNING, REGLET. JH45-20 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDS-3	MIC 1 P WALL PANEL SYSTEM - DESIGNER SERIES 18" FLUTED PANEL SYSTEM 22 GA. SMOOTH FINISH.
EWS-1	FLOOD: 60WF-JV5 'CHESTNUT', (OIL BASED STAIN).
FIB-2	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR 'BLACK'.
TREX-1	TREX ENHANCE NATURALS COMPOSITE DECK BOARD COLOR: TOASTED SAND.

A4 SERIES GENERAL NOTES

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

Seal

DP3
ARCHITECTS

DP3 ARCHITECTS, LTD.
15 S. Main Street, Suite 400 • Greenville, SC 29601
T: 864.232.2000 F: 864.232.7897
www.DP3architects.com

Project

TWIN PEAKS
BATS • BARKS • SCenic VIEWS

TBD S. Highway 161
Grand Prairie, TX 75052

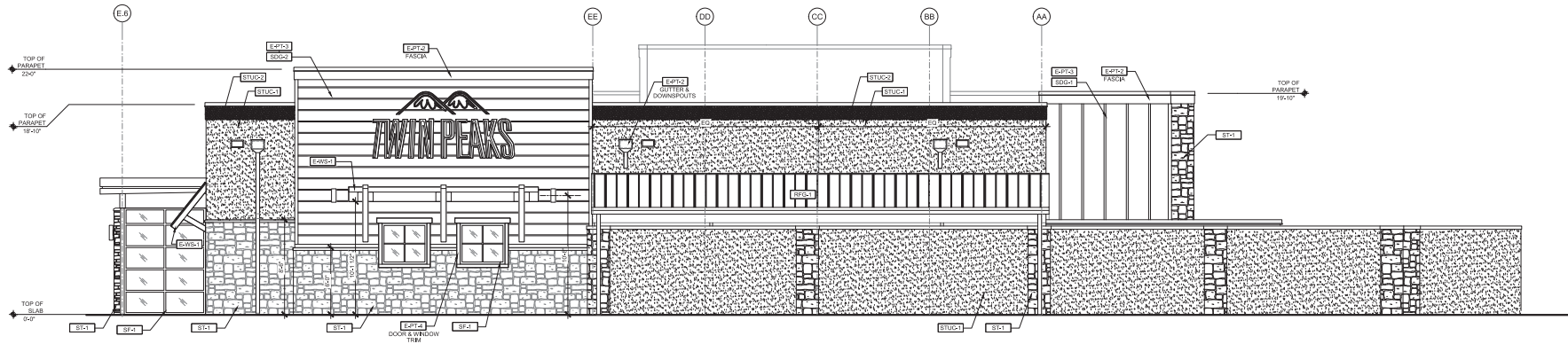
Project Number 19217
Drawn By KMW
Checked By BST
Date 18 DEC 2019

Revisions

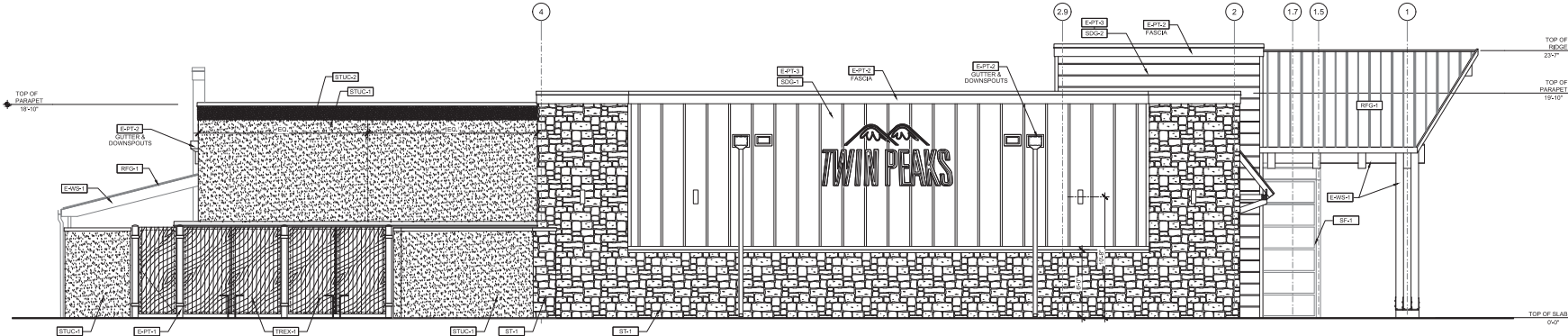
Drawing
Exterior Elevations

CASE #S200106

A4.1



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



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

EXTERIOR FINISH SCHEDULE

ROF-1	STANDING SEAM PREFINISHED ROOFING SYSTEM ON FELT - METAL - BERRIDGE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL, 36" CROWN, HARTFORD GREEN, KYNAR 500 OR HYL OR 5005 FINISH.
ROF-2	THERMOPLASTIC MEMBRANE ROOFING SYSTEM - FIRESTONE ULTRAPLY TWO SINGLE PLY ROOF SYSTEM INSTALLED ON RIGID INSULATION.
ST-1	BUFF LIMESTONE - LUDERS ROUGHBACK THIN VENEER STONE AS MANUFACTURED BY WEDDER ENTERPRISES, LTD. SET IN SCRATCH COAT ON GALV METAL LATH OVER VAPOR BARRIER. RANDOM CROPPED PATTERN TO MATCH DEVELOPMENT.
STUC-1	STUCCO SYSTEM PAINTED - SW 6102 PORTABELLO, FLAT LIGHT SAND FINISH.
STUC-2	STUCCO SYSTEM PAINTED - SW 6488 HUNT CLUB, FLAT LIGHT SAND FINISH.
STUC-3	STUCCO SYSTEM WITH HORIZONTAL REVEALS AT 12" O.C., PAINTED - SW 6488 HUNT CLUB, FLAT, LIGHT SAND FINISH.
EPT-1	SHERWIN WILLIAMS: SW 6102 PORTABELLO, FLAT.
EPT-2	SHERWIN WILLIAMS: SW 6488 HUNT CLUB, FLAT.
EPT-3	SHERWIN WILLIAMS: SW 61104 KAFFEE, FLAT.
EPT-4	SHERWIN WILLIAMS: SW 6866 HEARTTHROB, FLAT.
SDG-1	HARDE PANEL, VERTICAL, FIBER CEMENT BOARDING SYSTEM WITH VERTICAL 1/2" FIBER CEMENT BATTENS. JH40-30 FLASHING AND SEALANT TO MATCH FINISH - TYP.
SDG-2	HARDE PLANK HORIZONTAL FIBER CEMENT BOARDING WITH HORIZONTAL ALUMINUM CHANGING REGLET. JH40-30 FLASHING AND SEALANT TO MATCH FINISH - TYP.
CSG-1	FLOOD - KOW-JAYS CHESTNUT - (OIL BASED STAIN).
FRP-1	FIBERGLASS REINFORCED PLASTIC PANEL - COLOR BLACK.
	TRX ENHANCE NATURALS COMPOSITE DECK BOARD COLOR: TOASTED SAND.
SP-1	ALUMINUM STOREFRONT - POWDER COAT RAL 3002 'CARMINE RED'

A4 SERIES GENERAL NOTES

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

Seal

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Project

TWIN PEAKS
BATS • BARKS • SCENIC VIEWS

TBD S. Highway 161
Grand Prairie, TX 75052

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

Revisions

Drawing

Exterior Elevations

A4.2



Legislation Details (With Text)

File #:	19-9570	Version:	1	Name:	SU181004A - SUP Renewal - 2625 W. Pioneer Parkway
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	11/20/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	1/6/2020	Final action:		Final action:	
Title:	SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square. City Council Action: January 21, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

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

PURPOSE OF REQUEST:

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

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

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

RECOMMENDATION:

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

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

Body





214-718-7194 www.levelthreedesign.com

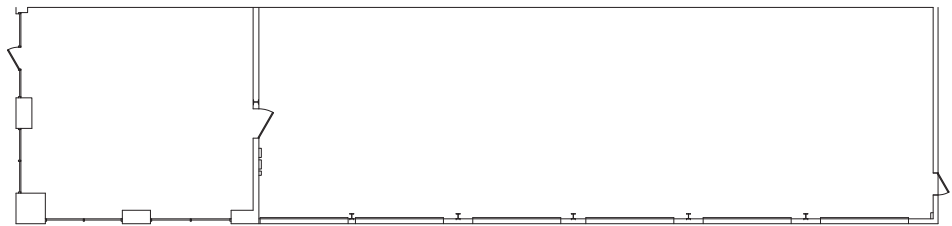
4550 Normandy Way
Grand Prairie Tx 75052
P: 817-239-7041 F: 817-465-9904

<u>PROVIDED:</u>					
RESTAURANT	1 PER 75			1 PER 200	
6019 S.F.		3/1	2		1/1
BALLROOM	1 PER 75			1 PER 200	
9575 S.F.		4/2	2		2/2
RETAIL	1 PER 500			1 PER 750	
27347 S.F.		1/1	-		1/1
OFFICE SPACE 1 PER FIRST 50				1 PER FIRST 50	
7823 S.F.		1/1	-		1/1

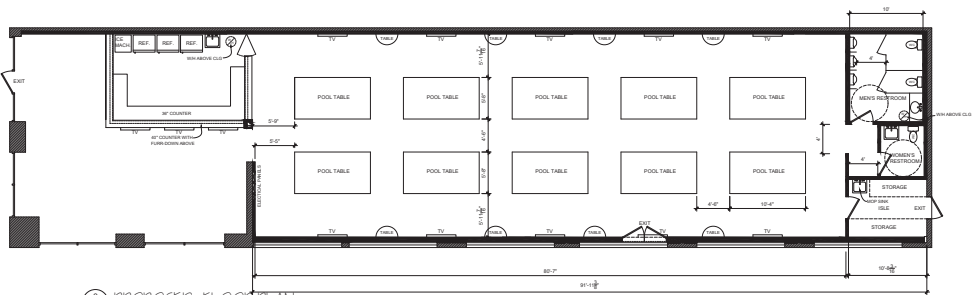
[illegible]

Scale	As indicated
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Exhibit B - Floor Plan



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



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

Plan #
CC-110

THIS DRAWING AND ALL
CONTAINED THEREIN ARE
THE PROPERTY OF TREND
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FOR THE PROJECT ONLY AND
NOT TO BE REPRODUCED,
COPIED, OR IN ANY MANNER
USED FOR ANY OTHER
PROJECT WITHOUT THE
WRITTEN CONSENT OF
TREND BUILDER.

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

PROJECT:
INTERIOR RENOV.
FLOOR PLAN

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



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

SU181004



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

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

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

PURPOSE OF THE REQUEST:

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

ADJACENT LAND USES:

Table 1: Adjacent Zoning and Land Uses

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

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

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

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

Minor Auto Repair consists of repair involving the following components:

- Computer Diagnostic Computer Reflash
- Alternator Change of oil and filter
- Generator Fan belt or hoses
- Starter Lamp replacement
- Water pump Repair of flat tires
- Battery (non-hybrid or EV) Lubrication
- Minor tune-up 1
- Brakes or other minor part thereof

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

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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

APPLICABLE DEVELOPMENT STANDARDS:

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

VARIANCES:

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

RECOMMENDATION:

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

Body

Exhibit A - Location Map



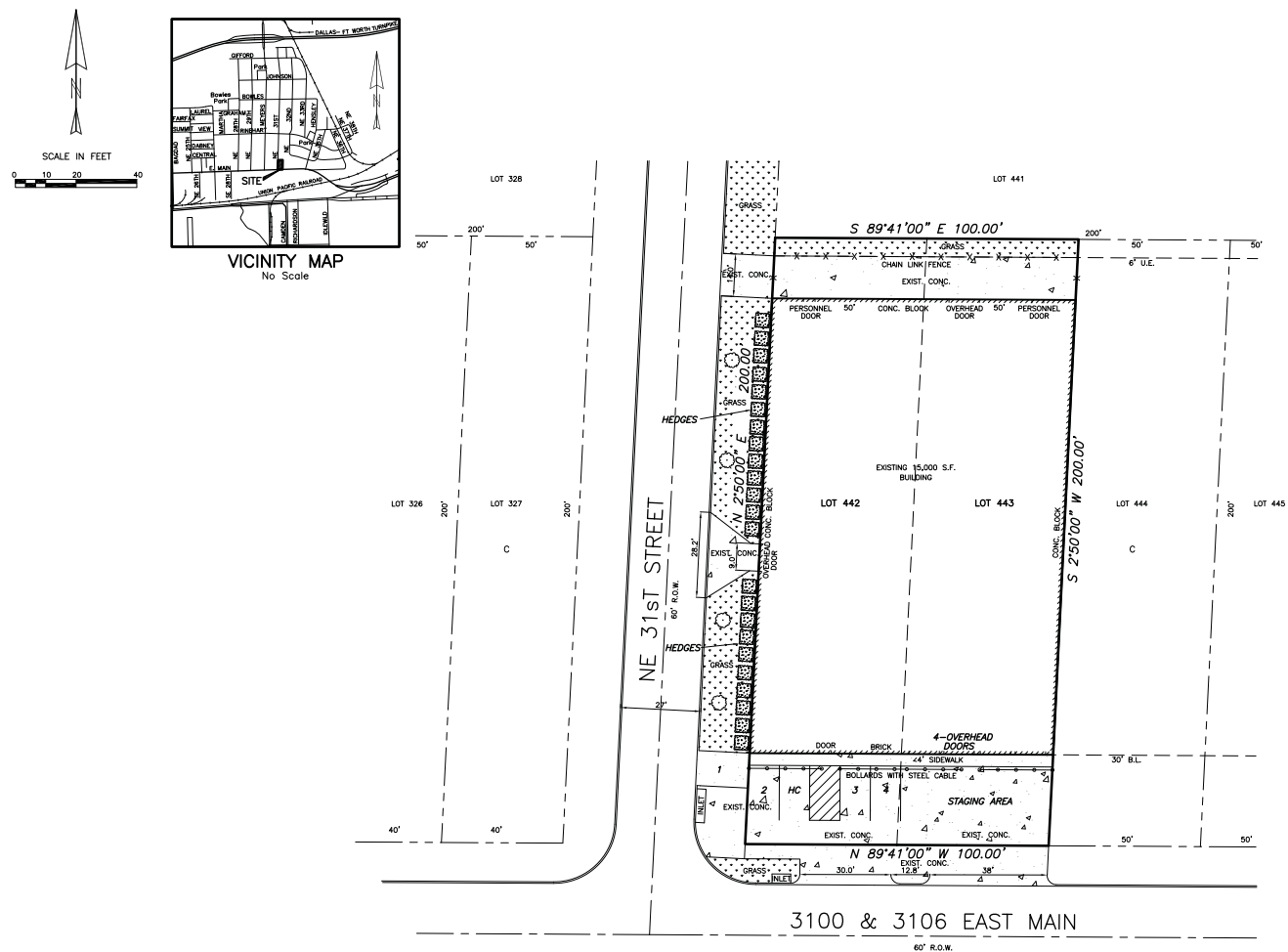
CASE LOCATION MAP
Case Number SU191201
3106 E Main Street







City of Grand Prairie
Planning and Development

☎ (972) 237-8257
🌐 www.gptx.org

Exhibit B - Site Plan



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

ZONED:
COMMERCIAL

PURPOSE OF THIS PLAT

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

SITE SUMMARY

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

NOTE:

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

SITE PLAN

TIRE SHOP
LOTS 442 & 443, BURBANK GARDENS
3100 & 3106 E. MAIN
GRAND PRAIRIE, TEXAS

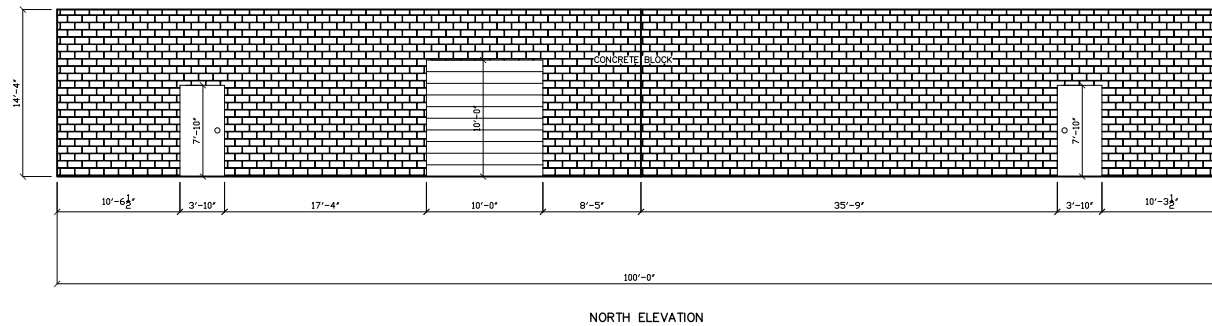
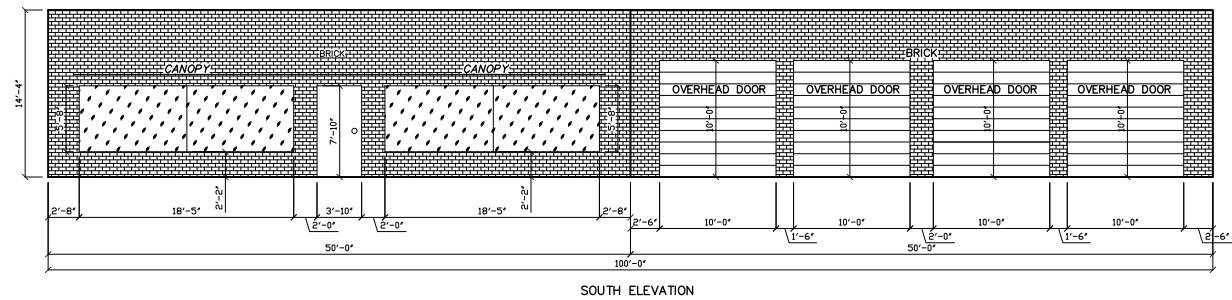
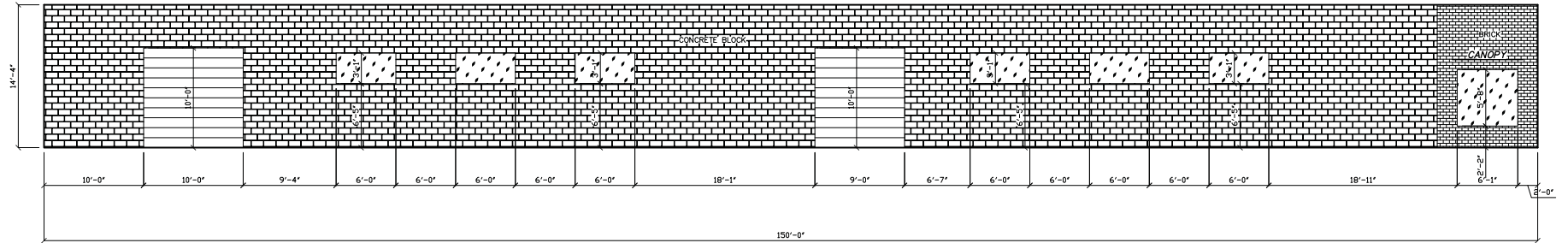
E.D. HILL & ASSOCIATES
209 SKYE LN.
MIDLOTHIAN, TEXAS 76065 PH 972-723-3070

DESIGN	DRAWN	DATE	SCALE
EDH	RWS	NOVEMBER 2019	1"=20'

OWNER:
LIBERTY FLUID POWER, INC.
214 N.W. 25th STREET
GRAND PRAIRIE, TEXAS 75050
CONTACT: MARIO VILLEGAS
972-623-0927
469-556-4480 (CELL)

ENGINEER:
E.D. HILL & ASSOCIATES
209 SKYE LANE
MIDLOTHIAN, TEXAS 76065
(972) 571-5294 OFFICE
TX. REGISTERED ENG.
FIRM NO. F-2474

Exhibit C - Proposed Elevations



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



Legislation Details (With Text)

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

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

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

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

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

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

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

ANALYSIS:

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

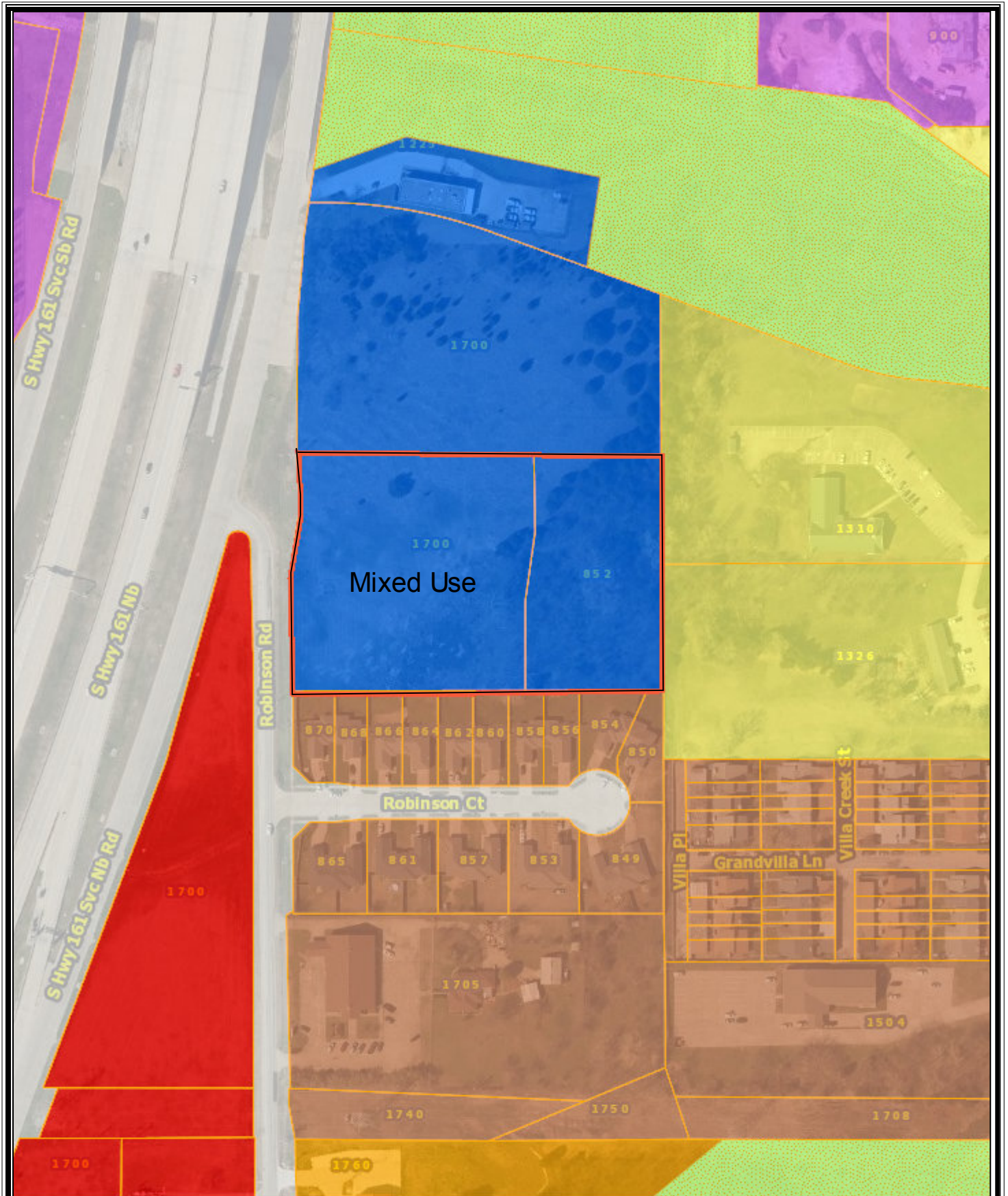
The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing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

RECOMMENDATION:

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

Body

Exhibit A- Land Use Map



161 Townhomes Z191201

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

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



Grand
Prairie
TEXAS

Parcels



Legislation Details (With Text)

File #:	19-9572	Version:	1	Name:	Z191201 - Zoning Change - 161 Townhomes
Type:	Ordinance	Status:		Status:	Adopted
File created:	11/20/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	1/6/2020	Final action:		Final action:	12/17/2019
Title:	Z191201- Zoning Change - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The applicant is proposing 40 units with a green space area. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC. City Council Action: January 21, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

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

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

PURPOSE OF REQUEST:

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

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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

DEVELOPMENT REVIEW:

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

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

DENSITY AND DIMENSIONAL STANDARDS:

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

Dimensional Requirements

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

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

PROPOSED DEVELOPMENT OVERVIEW:

The following table provides a summary of the proposed development.

Parking

The following shows the proposed parking being provided.

Table 3: Parking	
Standard	Required
1 Garage Space Per 1	1
2 Garage Spaces Per 2	2

SITE LAYOUT:

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

BUILDING DESIGN:

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

RECOMMENDATION:

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

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

Body



CASE LOCATION MAP
Case Number Z191201
161 Townhomes



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org



Legislation Details (With Text)

File #:	19-9643	Version:	1	Name:	Z200103/S200107 - Wildlife Commerce Park Building 8
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	12/10/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	1/6/2020	Final action:		Final action:	
Title:	Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). A request to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving. City Council Action: January 21, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map Exhibit B - Site Plan Exhibit C - Building Elevations Exhibit D - Landscape Plan				
Date	Ver.	Action By	Action		Result

From

Chris Hartmann

Title

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

City Council Action: January 21, 2020

Presenter

David P. Jones, AICP

Recommended Action

Approve

Analysis

SUMMARY:

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

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

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

PURPOSE OF REQUEST:

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

HISTORY:

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

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

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

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Parking and Access

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

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

Table 2: Site Data Summary

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

Elevations

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

Landscaping

Table 3: Landscape & Screening Requirements

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

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

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

VARIANCES:

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

RECOMMENDATION:

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

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

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

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

Body

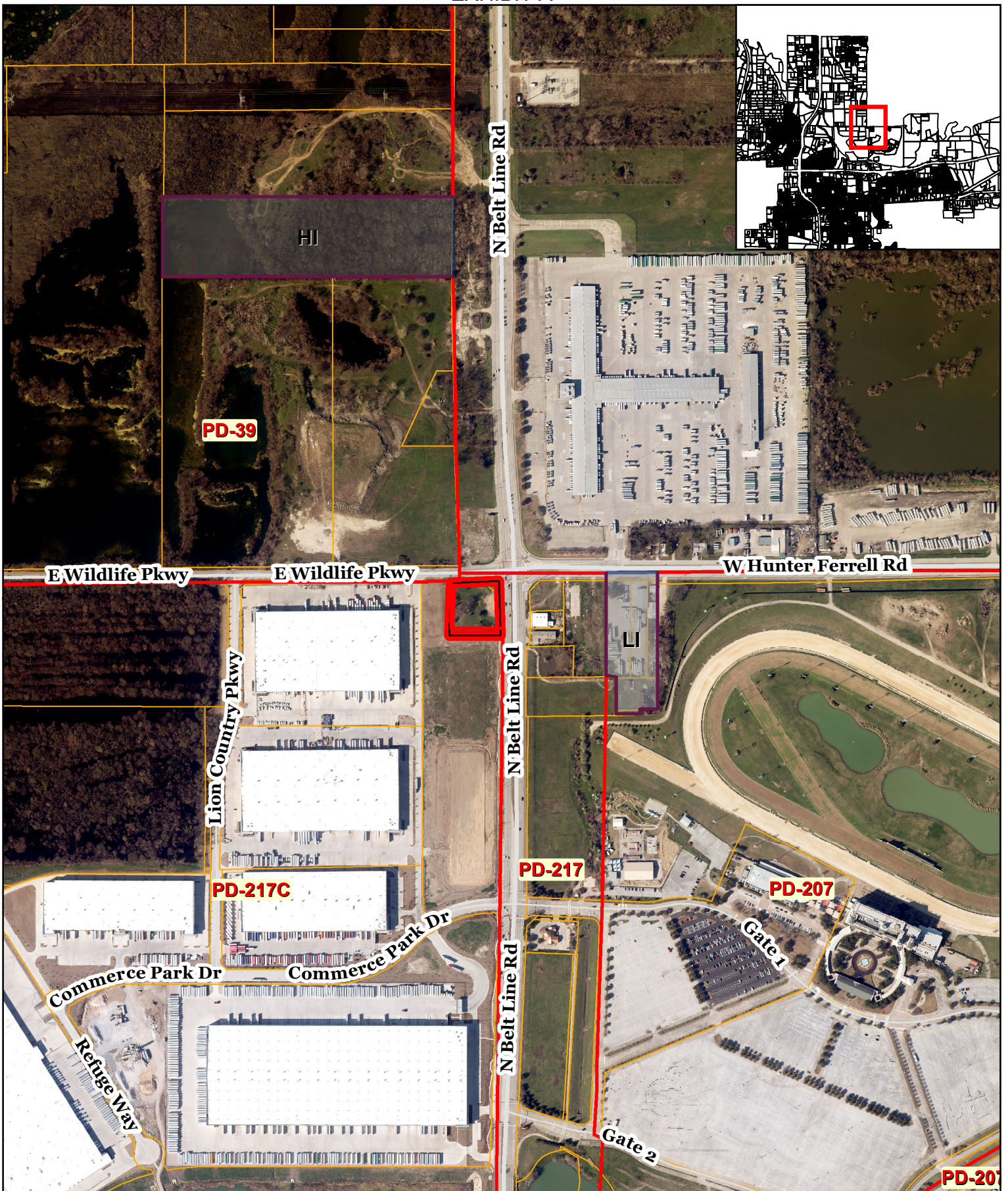


EXHIBIT B

OWNER/ DEVELOPER

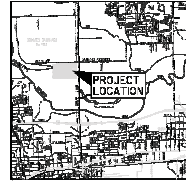
CHI/ WILDLIFE LAND, L.P.
WILL MUNDINGER
CROW HOLDINGS
3819 MAPLE AVE.
DALLAS, TEXAS 75219
(214) 661-8341 BUSINESS
(214) 445-0903 BUSINESS FAX
WMUNDINGER@CROWHOLDINGS.COM

PARKING ANALYSIS

Dimensions = 9'x18'
7,398 SF Office (5%) / 333 = 23 spaces
140,562 SF Warehouse / 5000
= 28 spaces + 29 spaces = 49 spaces
Total Parking Required = 72 spaces
Total Parking Provided = 327 Spaces
Including BHC and including 2 van spaces

FEMA 100 YR FLOODPLAIN:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM PANEL 48113C0315L, DATED MARCH 21, 2019. THE BASE FLOOD ELEVATION IS APPROXIMATELY 443.67 BASED ON THE CONSOLIDATED MODEL.



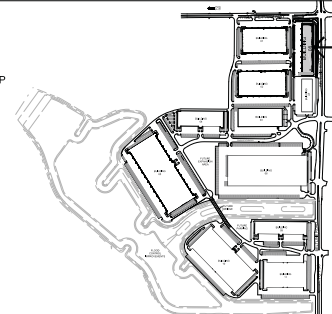
Vicinity Map

LOT INFORMATION:

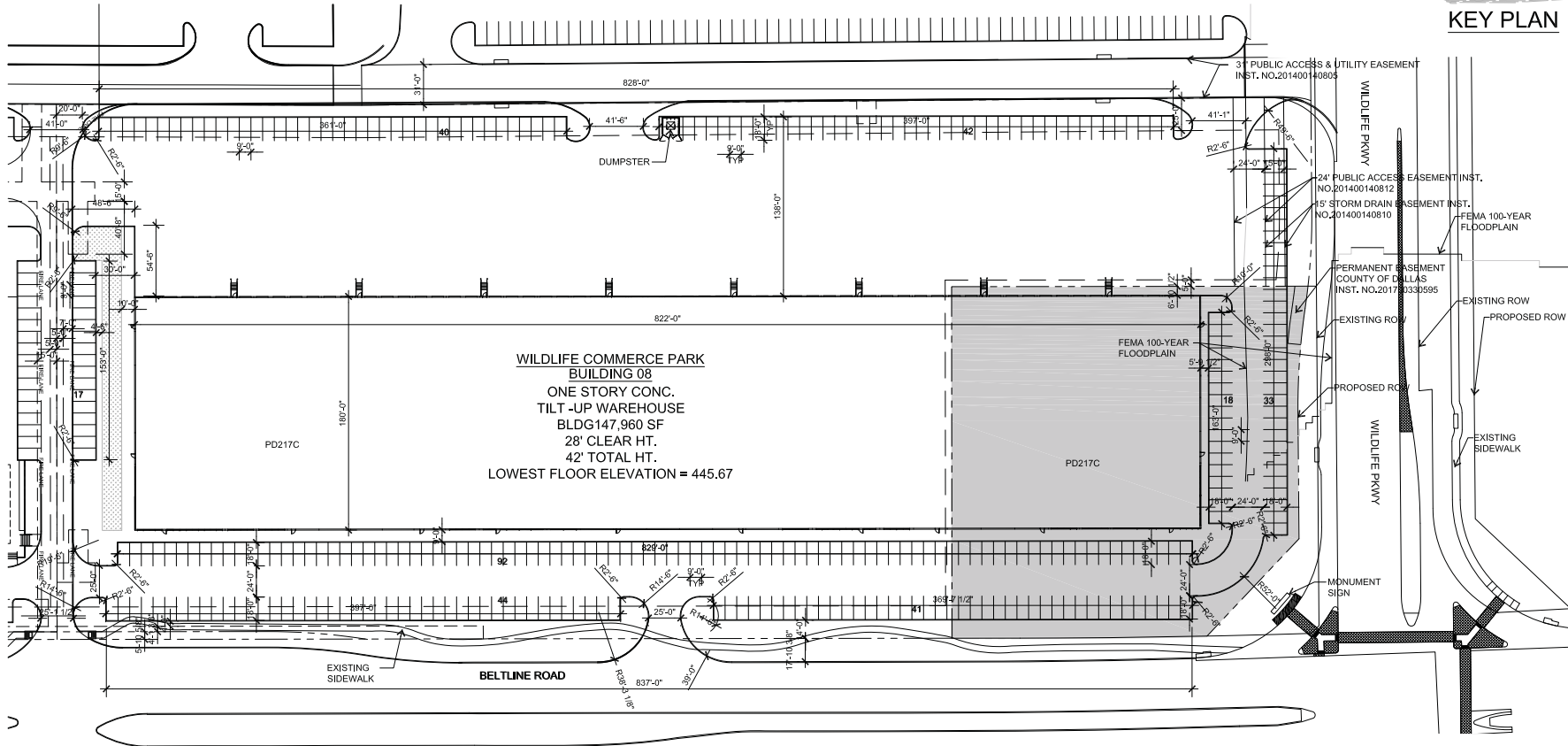
	ALLOWED		PROVIDED
	REQUIRED	PROVIDED	
LOT SIZE	15,000 SF MIN.	394,049 SF	
LOT WIDTH	100 FT	958 FT	
LOT DEPTH	100 FT	412 FT	
FRONT YARD	25 FT	68'-6"	
REAR YARD	0 FT	125'-0"	
SIDE YARD	25 FT	46'-6"	
MAX. HT.	50 FT-PD217(C)	39 FT	
MAX. FAR	1:1 FAR	.38 FAR	
MIN. L.S.	SEE L.S. PLANS		
PARKING	REQUIRED	PROVIDED	
9'X18'	56	327	
12'X50'		0	

ZONING: PD-217C

SETBACKS: REQUIRED 72
FRONT 25 SIDE 25 PROVIDED 327
REAR 0 NOTE: 8 HANDICAP
BUILDING SIZE (SF): 147,960
LOT SIZE (AC): 8.01 AC
LANDSCAPE AREA (SF): 29,385
TOTAL IMPERVIOUS (SF): 364,664
IMPACT ZONE: NORTH



KEY PLAN



01 SITE PLAN
SCALE: 1"=40'-0"



BUILDING 08

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

WILDLIFE COMMERCE PARK

BUILDING 08

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



ISSUE LOG

DATE	DESCRIPTION
06-20-2019	PLANNING SUBMITTAL
08-16-2019	CITY RESUBMITTAL
11-16-2019	CITY RESUBMITTAL
12-16-2019	CITY RESUBMITTAL

REVISION LOG

DATE	DESCRIPTION	REV. NO.
06-20-2019	PLANNING SUBMITTAL	1
08-16-2019	CITY RESUBMITTAL	2
11-16-2019	CITY RESUBMITTAL	3
12-16-2019	CITY RESUBMITTAL	4

ISSUED FOR:

- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION



5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com



JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE SEAL: 12/2019 ARCH. PROJ. NO. 18005 SCALE: REF. DRAWING

SHEET NO.

A2.0

SITE PLAN

COMMENTS: THIS DRAWING IS THE PROPERTY OF O'BRIEN ARCHITECTS AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF O'BRIEN ARCHITECTS.

EXHIBIT C

NOTE: THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT PLAN APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN OWNER & CITY OF GRAND PRAIRIE DATED 2-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT.

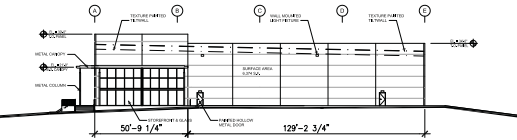
ECONOMIC DEVELOPMENT AGREEMENT

EXHIBIT G
PAGE 1 OF 4

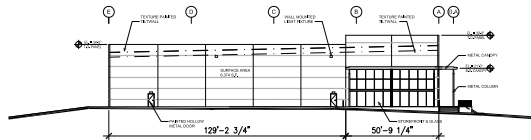


Notes: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

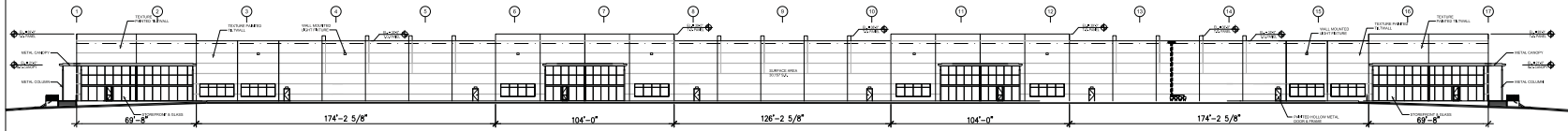
NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.



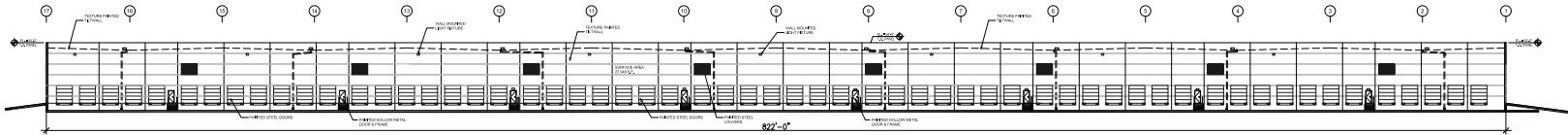
04 NORTH ELEVATION
SCALE: 1/32"=1'



03 SOUTH ELEVATION
SCALE: 1/32"=1'



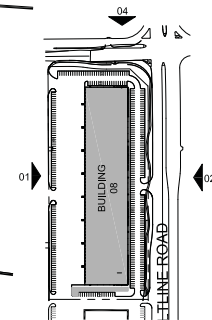
02 EAST ELEVATION
SCALE: 1/32"=1'



01 WEST ELEVATION
SCALE: 1/32"=1'

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MET. DRYS LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
NORTH	6,374	5,389	42	943	39 FT	84.5%	14.6%	0.7%
EAST	30,157	24,255	126	5,736	39 FT	80.5%	19.0%	0.5%
WEST	27,948	22,039	5,910	—	34 FT	78.85%	—	21.15%
SOUTH	6,374	5,389	42	943	39 FT	84.5%	14.6%	0.7%

* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 19, 2014, PAGE 7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4, AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).
** 100% OF THE TEXTURE PAINTED TILT WALL HAS ARTICULATION USING 2 1/4" WIDE INCISED REVEALS



KEY PLAN

BUILDING 08

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

WILDLIFE
COMMERCE
PARK

BUILDING 08

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

Crow Holdings
INDUSTRIAL

ISSUE LOG

DATE	ISSUE	DESCRIPTION
06/20/2019	PLANNING SUBMITTAL	
09/19/2019	CITY RESUBMITTAL	
11/19/2019	CITY RESUBMITTAL	
12/12/2019	CITY RESUBMITTAL	

REVISION LOG

DATE	ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
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ARCHITECTS

5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com



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DATE SEAL: 12/2019 ARCH. PROJ. NO. 18005 SCALE: REF. DRAWING

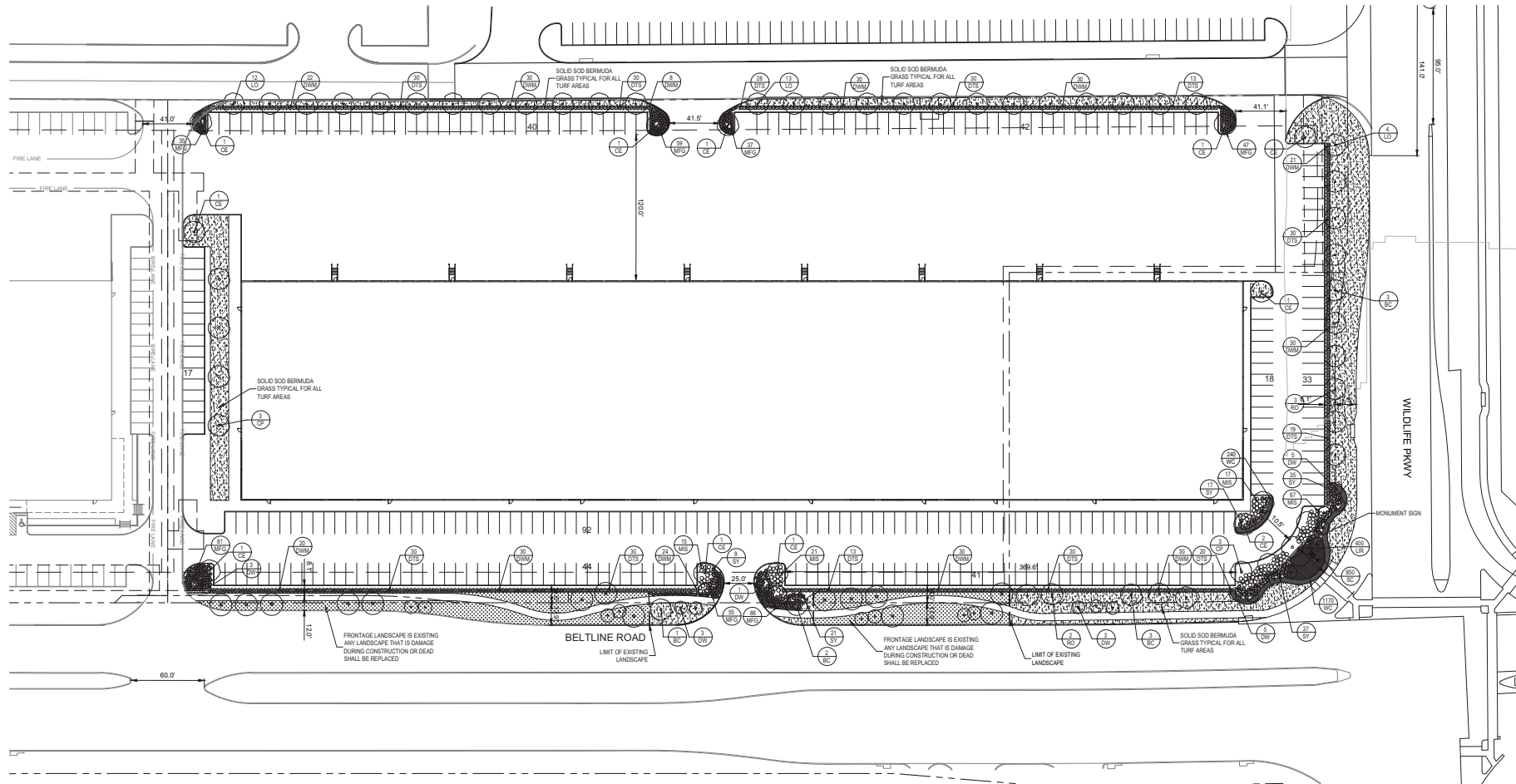
SHEET NO.

A5.0

EXTERIOR ELEVATIONS

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EXHIBIT D



LANDSCAPE TABULATIONS

SITE LANDSCAPE AREA:			
10% OF SITE TO BE LANDSCAPE AREA			
SITE AREA= 390.59 SQ. FT.	PROVIDED 14,327 S.F.	MEETS YES	3.0% IMPROVEMENT
STREET TREE REQUIREMENTS			
1" TREE 3' CALIPER PER 40 L.F. OF FRONTAGE			
BELLLINE ROAD			
190 L.F. OF STREET FRONTAGE			
REQUIRED 24 TREES	PROVIDED 10 PROPOSED TREES 14 EXISTING TREES	MEETS YES	
WOLFPIKE PARKWAY			
100 L.F. OF STREET FRONTAGE			
REQUIRED 10 TREES	PROVIDED 11 PROPOSED TREES	MEETS YES	
PARKING LOT REQUIREMENTS			
1" TREE 3' CALIPER PER 20 PARKING SPACES, ALL SPACES TO BE WITHIN 100' OF A TREE			
327 PARKING SPACES			
REQUIRED 16 TREES	PROVIDED 9 TREES	MEETS YES	
PARKING LOT SCREEN REQUIREMENTS			
PARKING AREAS SHALL BE SCREENED FROM ROADWAY WITH 36" HT. HEDGE			

PLANT MATERIAL SCHEDULE

SPES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE 12	9	BALD CYPRESS	<i>Taxodium distichum</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5" CLEAR STRAIGHT TRUNK
CE 12	9	CEDRAR ELM	<i>Ulmus canadensis</i>	3" GAL	BAB. 13" HT. 9" SPREAD, 5" CLEAR TRUNK
CP 8	8	CHINESE PISTACHE	<i>Platanus chinensis</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5" CLEAR STRAIGHT TRUNK
DO 18	18	DESERT WILLOW	<i>Chilopsis linearis</i>	6-8" HT.	CONT. 13" HT. 9" SPREAD, 5" CLEAR STRAIGHT TRUNK
LO 29	10	LIVE OAK	<i>Quercus virginiana</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5" CLEAR STRAIGHT TRUNK
RD 5	5	RED DAK	<i>Quercus dumalis</i>	3" GAL	CONT. 13" HT. 9" SPREAD, 5" CLEAR STRAIGHT TRUNK
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DT5	303	COMPACT TEXAS SAGE	<i>Leucophyllum frutescens Compacta</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
DYWM	305	DWARF WAX MYRTLE	<i>Myrica nana</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
MS 119	44	MIDLAND GRASS	<i>Microstachys sinensis</i>	3 GAL.	CANTAINER FULL, WELL ROOTED
MS 119	44	ADAGIO MAIDEN GRASS	<i>Microstachys sinensis</i>	3 GAL.	CANTAINER FULL, WELL ROOTED
BY 117	17	SOFTLEAF YUCCA	<i>Yucca rostrata</i>	3 GAL.	CANTAINER, 20" HT., 20" SPREAD
GRANDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LR 194	194	LOROPINE	<i>Loropine nana</i>	4" POTS	CANTAINER, 3" 3" RUNNERS MIN, 12" O.C.
SC 562	562	SEASONAL COLOR		4" POTS	SELECTED BY GROWER, 12" O.C.
WC 1410	1410	PURPLE WATERRESCAPER	<i>Eurythia floribunda</i>	4" POTS	CANTAINER, 3" 3" RUNNERS MIN, 12" O.C.
419		BERMUDAGRASS	<i>Cynodon dactylon</i>	4" POTS	SOLD SOLO REFER TO NOTES

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

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

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

01 LANDSCAPE PLAN
SCALE 1"=40'-0"

BUILDING 0

BUILDING 08

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

WILDLIFE
COMMERCE
PARK

BUILDING 08

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

ISSUE LOG

DATE ISSUE	DESCRIPTION
2-20-2018	PLANNING SUBMITTAL
3-19-2018	CITY RESUBMITTAL
1-19-2019	CITY RESUBMITTAL
2-13-2019	CITY RESUBMITTAL

REVISION LOG

[illegible]

ISSUED FOR:

☒ PRELIMINARY -
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION



5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972 . 788 . 1010
www.obrienarch.com



JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

2/12/2019	18005	REF. DRAWING
SHEET NO.		

L1.1

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